

Staff Summary Report



Development Review Commission Date: 06/26/07

Agenda Item Number: __6__

SUBJECT: Hold a public hearing for an amended Planned Area Development Overlay and a Development Plan for A LOFT W HOTEL located at 951 East Playa del Norte Drive.

DOCUMENT NAME: DRCr_Playa6_ALoiftHotel_062607

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **A LOFT W HOTEL (PL070121)** (Bob Agahi, Triyar Hospitality Tempe, L.L.C., property owner; Manjula Vaz, Gammage & Burnham, applicant) for a five (5) story, 136 room hotel comprised of +/-68,243 sf. and a three (3) story office building comprised of +/- 28,232 sf. on +/- 4.45 acres located at 951 East Playa del Norte Drive in the MU-4 Mixed Use, High Density District and the Rio Salado Overlay District. The request includes the following:

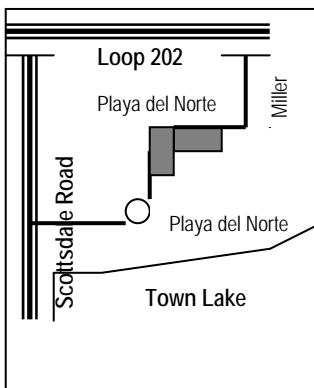
PAD07017 – Amended Planned Area Development Overlay to modify development standards for +/-68,243 s.f. of hotel building area and +/-28,232 s.f. of office building area on +/- 4.44 acres.

DPR07086 – Development Plan Review for Phase One including site plan, building elevations, and landscape plan for the +/-68,243 s.f. hotel on +/- 2.68 acres.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1 - 29).

ADDITIONAL INFO:



Gross / Net Site Area	+/- 4.45 acres (193,744 s.f.)
Proposed Lot 1 (Hotel)	2.69 acres (117,181 s.f.)
Proposed Lot 2 (Office)	1.76 acres (76,563 s.f.)
Building area (Hotel)	+/- 68,243 sf.
Building area (Office)	+/- 29,232 sf.
Building Footprint (both)	30,607 sf.
Lot Coverage Proposed	16 % [30,607 sf. / 194,038 sf.]
Max. Building Height (both)	75 foot
Building Setbacks (Hotel)	+/- 65' front, 76' side, 60' rear, 85' street-side
Building Setbacks (Office)	+/- 134' front, 35' east side, 35' rear, 20' west side
Landscape Coverage	25 % [48,927 sf. / 194,038 sf.]
Required Vehicle Parking	139 spaces/hotel + 93 cars/office (based on net s.f.)
Provided Vehicle Parking	142 spaces/hotel + 111 spaces/office
Required Bike Parking	7 spaces/hotel + 4 spaces/office
Provided Bike Parking	8 spaces/hotel + 4 spaces/office

The proposal includes an Amended P.A.D. for the entire Playa Del Norte Lot 6 and a Development Plan for the Phase I Hotel on the west half of the site.

ATTACHMENTS:

1. List of Attachments
 - 2-4. Comments / Reasons for Approval
 - 5-10. Conditions of Approval
 - 11-12. History & Facts
 12. Zoning & Development Code Reference
-
- A. Location Map
 - B. Aerial Photo
 - C. Title: Final PAD For Playa del Norte Lot 6 (sheet 1 of 3) enlargement
 - D. Project Data: Final PAD for Playa del Norte Lot 6 (sheet 2 of 3), 2 pages
 - E. Site: Final PAD for Playa del Norte Lot 6 (sheet 3 of 3), 2 pages
 - F. Applicant's Letter of Intent, 6 pages
 - G. Traffic Engineer's Memorandum on Traffic Impact Analysis
 - H. Summary of Neighborhood Meeting for Playa del Norte Lot 6
 - I. Site Plan & Enlargements (sheet A001), 3 pages
 - J. First Floor Plan of Hotel (sheet A101)
 - K. Second Floor Plan (sheet A102)
 - L. Third Floor Plan (sheet A103)
 - M. Fourth Floor Plan (sheet A104)
 - N. Fifth Floor Plan (sheet A105)
 - O. Roof Plan (sheet A106)
 - P. Building Elevations Exterior Finish Schedule & Finish Material Legend
 - Q. Building Elevations (sheets A401, A402 & A403), 3 pages
 - R. Building Sections (sheets A501, A502 & A503), 3 pages
 - S. Landscape Plan Enlargements (sheet PL1.1), 2 pages
 - T. Conceptual Grading and Drainage Plan
 - U. Color Exhibits (5 pages)

COMMENTS:

A recommendation for approval of an Amended Planned Area Development Overlay for Lot 6 of Playa Del Norte is requested with this application. Lot 6, an area of 4.45 acres, is proposed to include two buildings and will be subdivided. The 2.69 acre west lot (Phase One) will host a hotel. The 1.76 acre east lot (Phase Two) is proposed to be an Office Building. An approval of the Development Plan for the hotel is also requested as part of this application.

The existing Planned Area Development for Lot 6 includes a 90,000 s.f., three story office building and a two level parking structure. The Amended P.A.D. for Lot 6 proposes a five story hotel and a two or three story office building. Parking on grade will be provided for both uses. Lot 6 will be subdivided between the two uses. The process of subdivision of Lot 6 is already underway.

The Office Building is 29,232 s.f. The site of the Office Building, which is the east "half" of Lot 6, is 1.76 acres. 111 vehicle parking spaces are proposed for the site. This quantity is slightly generous for a general office building of this size, although it does not exceed the 125% maximum allowed for surface parking without a use permit. The parking quantity may allow flexibility for a portion of the building to be given over to medical office use. The floor plan and elevations of the office building are not presented; this building is part of the Amended P.A.D. but is not part of the Development Plan Review.

The hotel is proposed to be five stories, 75'-0" tall, an "L" shape in plan, 68,243 s.f. with 136 guest rooms. The site of the hotel, which is the west "half" of Lot 6, is 2.69 acres. 142 vehicle parking spaces are provided for the hotel, including one per guest room, three for the office function and three spares. The hotel includes a breakfast room for guests but a full restaurant is not included. The first floor predominantly includes an entrance and lobby, a "recharge" (exercise) room for guests and back of house functions. Some guest rooms are contained in the south wing. The concavity of the "L" shape building contains the exterior pool, sunbathing and outdoor patio areas on grade. The second, third, fourth and fifth floors contain the bulk of the guest rooms with the rooms arrayed on a double loaded interior corridor on each floor.

Project Analysis

The project is located along the north half of Playa Del Norte and is not oriented to the Town Lake. The major orientation for the hotel and office is the Loop 202 Freeway. The predominant feature of the site is the high voltage power lines on the northern part of Lot 6. The twin foundations of a line mast rests on site, approximately at the dividing line between the hotel / office subdivision (northeast of the hotel and northeast of the office building). Both office building and hotel are sited to the south of the easement for the lines. This is advantageous for both buildings in order to maximize visibility of both buildings from the Loop 202 roadbed. Surface parking and landscape planting areas are included within the easement itself and under the lines.

The architecture of the Office Building is as yet undefined but will be modern, following the cue of the existing architectural expression in Playa Del Norte. The architecture of the hotel most closely resembles Grigio in bold use of color accents but is distinct in its use of metal and "wood" sheathing and metal roof canopies with a multi-colored underside. The latter element is distinctively "peeled up" at the northwest corner of the building. This multi-colored "prow" is deliberately oriented to the freeway and to Scottsdale Road in order to maximize visibility of this building to travelers. This roof element is replicated in the metal canopy that shelters the drive up main entrance on the west elevation. The multi-colored under surface of these elements is visible in both locations.

The hotel elevations at the second through fifth stories are predominantly a Dryvit exterior plaster. The plaster surface is highly defined with a pattern of horizontal and vertical joinery. The field color is white except for a narrow band directly below the roof that is a light blue.

At the northwest corner the elevation material shifts to dark warm gray Alpolic metal panels and on the west elevation a vertical section of spandrel glass panels is included alongside the metal panels at the second through fifth stories. The metal and spandrel glass surfaces rest above a Prodema Baq + “wood” panel system at the northwest corner of the first story. The metal, glass and “wood” panels are defined with horizontal and vertical joints in similar fashion to the exterior plaster. Again, as with the roof, the orientation of the specialized materials is northwest toward the freeway and Scottsdale Road.

Fitted into the pattern of horizontal and vertical joinery of the elevations is a repetitive pattern of rectilinear guest room windows. The windows are approximately twice as tall as they are wide and are typically paired. The frames and louver system below some of the windows is YKK clear anodized aluminum. Slender horizontal and vertical G.C. blue (typically) and green-yellow (occasionally) metal accent panels further punctuate the elevations.

Public Input

After notification of nearby property owners and posting of the site, the applicant held a neighborhood meeting on May 30, 2007. Two members of city staff from Rio Salado Administration attended the meeting but no property owners or residents attended. To date, Tempe citizenry have submitted no written, telephone or e-mail input, either pro or con, regarding the project.

Land Use

This project complies with the land use goals and element objectives for General Plan 2030. The land use projected for this site, as reflected by all of Playa Del Norte, is Mixed-Use. This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. This request helps to anchor the commercial component of Playa Del Norte on the side that is away from the Town Lake and as such, complies with the projected land use for the integration of office space, commercial space, hotel and residential condominiums on one development.

Amended Planned Area Development Overlay:

The site is in the MU-4, Mixed Use, High Density District. In addition to the establishment of a commercial hotel use for Playa Del Norte, the Standards established through the overlay include the following items for Lot 6:

- building height: 75'-0"
- lot coverage: 16 % (overall for Lot 6)
- landscape coverage 25 % (overall for Lot 6)
- Reduce parking front and street side-yard setback from 20'-0" to 7'-0" (same as that granted for Playa Del Norte Lot 2)
- Waive one required tree per 30'-0" of Playa Del Norte frontage within electrical line easement
- Waive trees in landscape islands within electrical line easement.

Traffic Impact:

The City Traffic Engineer has reviewed the Traffic Impact Analysis submitted with this proposal and found the proposed use (68,243 s.f. hotel and 29,232 s.f. office building) to generate fewer vehicle trips than the 90,000 s.f. office building for Lot 6 as proposed in the previous P.A.D. The overall impact of Playa Del Norte development on the surrounding street system is reduced from what was originally anticipated.

Environment (Air, Noise, Ambient Temperature, Energy) Element:

Providing a mixed-use project may help to reduce the number of vehicle miles traveled. Potential noise mitigations through alternative building materials may be improved for a better quality of life. Additional design details should consider energy conservation through passive and sustainable principles. Staff encourages the applicant to recycle construction material to mitigate landfill impacts. To further implement this element, use of green building techniques, and energy efficient designs are encouraged.

Water (Water, Wastewater, Stormwater) Element:

Storm water retention is provided in Playa Del Norte in a common retention basin in a city park at the eastern tip of the development. The developer must contact the City of Tempe Public Works/Engineering Department to finalize details for conveyance of storm water to this basin.

Aviation Element:

The site is located near the Sky Harbor Airport flight path but the 75'-0" buildings, comparatively, are not tall (Playa Del Norte Lot 3 has a 272'-0" tower) and cannot be construed to threaten airline traffic. The developer is encouraged to contact U.S. Airways and notify that carrier of the development.

Recreational Amenities Element:

Public recreational areas within this area include the Tempe Town Lake at the north bank linear park, which is accessible between the residential condominiums of Playa Del Norte that line the lake in front of Lot 6. The City Park that includes the common retention basin for Playa Del Norte Lot 6 is accessible to the east, which in turn provides another connection to the north bank linear park and the Indian Bend Wash which extends into Scottsdale.

Public Art & Cultural Amenities Element:

Public art is required for this project. The developer must work with the Tempe Municipal Arts Commission regarding the installation of public art on this site. Staff recommends contacting Tempe's Fine Arts Coordinator to participate in Tempe's public art program.

Public Safety Element:

Officer Derek Pittam of the Tempe Police Department Crime Prevention Unit has assembled a report addressing security concerns and recommendations for this project, including the requirement for a security plan for the hotel. This report has been forwarded to the applicant. Tempe Fire Department will access the site via existing public streets. Fire lanes are indicated through the site to allow access for large emergency vehicles. Infrastructure for emergency radio amplification equipment will be incorporated into the building, so emergency radios can be used inside without interference from the building mass. The developers of this project must work closely with the Fire, Police and Building Safety Departments to ensure that rescue and communications infrastructure are in place.

Conclusion

The request complies with General Plan 2030 projected land use for this site. The Amended Planned Area Development (PAD) Overlay implements the General Plan by reinforcing the commercial aspect of a mixed-use development for Playa Del Norte and thereby promoting the concept of live, work and recreation in one place.

The integration of live, work, recreation, opportunities in home ownership and along with commercial services will provide an asset to the longevity and success of Tempe's surrounding neighborhood and the Playa Del Norte community. Approval of the Amended PAD request for the hotel and office will allow this property to be developed. Approval of this proposal also approves a development plan which for the hotel includes site plan, building elevations, and landscape plan.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The PAD overlay process was specifically created to allow for greater flexibility, including an opportunity to modify secondary elements such as landscape standards to suit public utility considerations. The PAD Overlay provides the flexibility through establishment of project specific standards.
3. The project, aside from site specific development standards established through the Amended P.A.D., will meet the development standards required under the Zoning and Development Code.

PAD 07017**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

1. A building permit shall be obtained and substantial construction commenced on or before **June 26, 2009** or the Amended Planned Area Development approval will expire.
2. The Amended Planned Area Development for Playa del Norte, Lot 6 shall be put into proper engineered format with appropriate signature blanks prior to issuance of building permits. The Amended Planned Area Development shall be kept on file with the City of Tempe's Development Services/Planning Department. The Amended P.A.D. does not require recordation at Maricopa County.

DPR 07086**CONDITIONS OF APPROVAL:****General**

3. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 26, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **March 21, 2007** and **May 2, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
 - The Final Subdivision Plat for Playa Del Norte Lot 6 has been separately processed through City Council on May 31, 2007. Place the Subdivision Plat for Playa del Norte Lot 6 into proper engineered format with appropriate signature blanks. Record the Subdivision Plat with the Maricopa County Recorder's Office through the Tempe Development Services Department on or before one year from date of City Council approval. Failure to record the plan by **May 31, 2008** shall make the Subdivision Plat null and void. If work is commenced prior to this time, a certificate of occupancy will not be issued until this condition is fulfilled.
 - Provide emergency radio amplification for the hotel, as required. Amplification will allow Police and Fire personnel to communicate in the building during a catastrophe. Contact Telecommunications (stuart_snow@tempe.gov) to discuss the size and materials of the building, verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
 - Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. As applicable, have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Water Resources (pete_smith@tempe.gov) if there are any questions regarding the purpose or content of the water conservation reports.
 - Provide public art as part of this development, following the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (elizabeth_lagman@tempe.gov) if any questions regarding implementation of this requirement.

- The project site does not have an Archaeologically Sensitive designation. However, State and Federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (joe_nucci@tempe.gov) if questions regarding this process.
- Security Requirements:
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials to discourage ambush opportunity. Distances of at least 20'-0" between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principals listed under A-II Building Design Guidelines (C) as they relate to the location of pedestrian environments and places of concealment. To the greatest extent possible, follow the recommendations listed in Tempe Police Officer Pittam's report, published May 2, 2007 and included in the Site Plan Review mark-up packet. Contact the Crime Prevention Unit of the Police Department (derek_pittam@tempe.gov) if questions.
 - The Owner is required to prepare a hotel security plan with the Police Department. It is recommended to include the architect in the preparation of the plan to communicate any design modifications. To avoid revisions to permitted construction documents, the first meeting with the Police Department regarding the security plan is recommended before building permit is issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/bsafety (go to Applications and Forms, then go to Civil Engineering and Right of Way to find refuse details) or obtain copies of details at Development Services.

Site Plan

4. Landscape planting areas:
 - a. Maintain minimum 6'-0" wide landscape planting strip adjacent to Grigio at south side of office.
 - b. Maintain minimum 7'-0" wide landscape buffer along Playa Del Norte, as measured between right of way line and nose end of 18'-0" long parking spaces. Configure the adjacent parking spaces so they are 16'-0" long with a 2'-0" landscape overhang. The 2'-0" overhang may not be considered part of the 7'-0" wide landscape buffer. Parking screen wall may occur within the width of the landscape buffer. Parking setback reduction is subject to approval of Planned Area Development Overlay.
 - c. Typically provide landscape islands that align with the toe end of the adjacent parking space.
5. Provide pool fence and gates of steel vertical picket, steel mesh, steel panel or similar construction that allows visual surveillance through the fence and gate. Minimize or eliminate horizontal elements to impede climb over. Reconcile gate hardware with Fire Department (emergency ingress) and Building Safety (emergency egress) requirements.
6. On-Site Paving:

- a. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveways from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
 - b. Provide walkways of integral color, design scored concrete.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall that matches the building materials and follows the requirements of Standard Detail T-214.
8. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the building finishes.
- Playa Del Norte has a regional retention system, however the "first flush" is required to be maintained on site. Verify specific design considerations with the Public Works/Engineering Department. Contact Engineering (steve_horstman@tempe.gov) if questions.
- Verify requirement from Public Works/Water Utilities for a sewer study indicated in the March 21, 2007 Site Plan Review mark-up. Contact Water Utilities (tom_ankeney@tempe.gov) if questions.
- Review site, landscape and civil engineering site plans with Salt River Project Line Asset Management (Paula Atkins, S.R.P.). If needed, Rio Salado Administration (deedee_kimbrell@tempe.gov) to help facilitate communication between design team and Salt River Project.
- Clearly indicate property lines and easements and dimensionally fix the building to the property lines.
- Verify no restriction will exist between the hotel structure and the proposed property line to the east when this property line is inserted.
- Verify location of any easements or other property restrictions to ensure no conflict exists with the site layout or foundation design.
- When subdivision is complete, execute cross access easement between Phase 1 and Phase 2 sites.
- Underground utilities requirement excludes high-voltage transmission line. Do not insert a structure under the transmission line. Coordinate site layout with utility provider(s) to provide adequate access easement(s).
- Clearly define fire lane. Ensure that there is at least a 20'-0" horizontal width and a 14'-0" vertical clearance above the fire lane surface for tree canopies or overhangs. Details of fire lanes subject to approval of the Fire Department (jim_walker@tempe.gov).
- Repair sidewalk along Playa Del Norte Drive and Scottsdale Road where damaged by this development.
- Construct driveway in public right of way in conformance with Standard Detail T-320. Verify allowable driveway widths with Public Works/Transportation Division (shelly_seyler@tempe.gov), including proposed 24'-0" wide driveway in northeast site corner.
- Construct walls, pad and bollards in conformance with Standard Detail DS-116. Coordinate details of solid waste and recycling collection requirements with Public Works/Solid Waste (ron_lopinski@tempe.gov). Where gates are provided at the mouth of the refuse enclosure, the property manager shall have gates open on collection days as stipulated by the Solid Waste manager.

- Indicate clear vision triangles at driveway on the site and landscape plans. Identify speed limit for Playa Del Norte Drive (25 m.p.h. at site). Begin sight triangle in driveway at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from Public Works/Transportation (john_brusky@tempe.gov) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - Locate bike hoops at secondary entrance on east of building so they are visible from the recharge (exercise) room and the adjacent vestibule. Provide bike hoops in accordance with standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

Floor Plans

- Alcoves: The deep alcoves may remain at the major east entrance. Remove secondary north and south entrance door exterior alcoves, as indicated in the May 2, 2007 Site Plan Review mark-up. A shallow exterior recess--up to an 8" depth--is acceptable at these entrances. Protect these secondary exterior entrances from sun and rain with a projecting overhang. At interior guest room entrance alcoves in the hotel corridors, do not exceed 8" depth of alcove.
- Provide a "landscaped" finish at lower roofs that are visible from upper guest room windows. This treatment may consist of sized, monochromatic cobblestones or river run rock over a built up roof. An alternate treatment may be acceptable if it is attractive from above and does not reflect excessive light.
- Provide low reflectance on upper surface of metal entrance canopy on west of building. Do not exceed 75 percent light reflectance value.
- Locate electrical service entrance sections and related equipment inside electrical room on north side of building. Do not position equipment other than the transformer outside.
- Public Exit Security: Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into second, third, fourth and fifth levels of adjacent circulation corridors.
- Public Restroom Security (this condition does not cover bathrooms in guest rooms):
 - Lights in restrooms:
 - Provide 50% night lights
 - Activate by key or remote control mechanism
 - Single user restroom door hardware:
 - Provide a key bypass on the exterior side
- Provide security visual surveillance capability at service and exit doors. Do one of the following to exterior doors (except to rarely accessed equipment rooms) that are otherwise unglazed:
 - At exterior stair tower exit doors and (preferred) at service doors, provide vision panel of high strength plastic or laminated glass, 3" wide, to 5'-6" at head and to 3'-7" at sill of vision panel.
 - Where two-way viewing is not desired at service doors, provide two 360 degree viewers per door. Position the viewers so they can be used from the interior in a standing or seated position. Position the viewers vertically in the door and conform view angle to the Americans with Disabilities Act.

Building Elevations

16. Provide main exterior colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff shall field verify colors and materials during the construction phase.
 17. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
 18. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
 19. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
 20. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

Lighting

21. Illuminate building entrances continuously from dusk to dawn. Illuminate pedestrian gates same as a building entrance.
22. The rectangular paved drive aisle that abuts the east elevation near the northeast corner of the building is a loading area. Illuminate this area to minimum 4.0 foot-candles from dusk to dawn.
23. Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E "Photometric Plan." Accent lighting that is not full cut-off must conform to the maximum lumen allowance.

Landscape

24. Coordinate tree layout within high voltage line easement. Obtain written approval for tree layout within easement—contact S.R.P. line asset management. Waiver of required parking and street trees under high voltage power lines is subject to approval of Planned Area Development Overlay.
25. Irrigation notes:
 - a. A separate dedicated landscape water meter is recommended (not required) to measure landscape water and avoid a sewer charge on water used for landscape.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Conform to Development Services/Building Safety requirements which may require upgrade of water distribution system to copper where over building. Provide details of water distribution system.

- c. Locate valve controller inside the building. Alternately, if the controller is in a freestanding location or on the exterior of the building, place the controller inside a lockable, vandal resistant housing and fully conceal the valve wire and power conduits.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
26. Include requirement in landscape work to de-compact soil and remove construction debris from planting areas prior to landscape and irrigation installation.
27. Generally top dress landscape areas with compacted decomposed granite. Indicate granite size, quality (minus, screen or sized) and color in the landscape legend. Provide a color that compliments the building. Install compacted decomposed granite to a 2" uniform thickness.
- Indicate the location of security light fixtures on the landscape (and photometric) plans. Avoid conflicts between lights and trees in order to maintain illumination levels for exterior lighting.

Signage

28. Provide details of major building address signs for review during building plan check process. Address signs do not need a sign permit unless they are halo illuminated. Each major address sign consists of an illuminated, 12" high, metal, reverse pan channel, individually mounted set of address numbers that are attached to the building elevation. The street name and direction are not part of the address sign. Do not affix a number or letter to the building that might be mistaken for the address assigned to the building. Maintain minimum 50 percent contrast between address number and the background to which it is attached. Refer to the Site Plan Review mark-up, dated May 2, 2007, for a preliminary graphic presentation of the major building address locations. It is acceptable to delete the address sign on east elevation above the swimming pool. Coordinate height of address signs to avoid visual conflicts from tree foliage. In addition to the major building address signs, provide the following:
- a. 6" high vinyl (or similar) address number set on the glass directly above each entrance on east and west.
 - b. 1" address number set at each meter in accordance with electrical code and utility company standards.
29. Provide one horizontal address sign on the upper roof of the hotel as indicated on the Site Plan Review mark-up, dated May 2, 2007. Orient sign to be read from the south.
- a. Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - b. Provide high contrast sign, either black characters on a light surface or white characters on a black surface.
 - c. Do not illuminate roof address.
- 909 E. Playa Del Norte Drive is a processing address. Obtain actual building addresses for the hotel and office from Public Works/Engineering (stuart_lane@tempe.gov).
 - Obtain sign permit (including for identification signs, halo illuminated address signs, and as required) as a separate process. Planning staff recommends this be done during building plan check review. Conform to the sign requirements of ZDC Sec. 4-901 through 4-904. Directional signs (if proposed) may not require a sign permit, depending on size. In any case, directional signs are subject to review by Planning during plan check process.

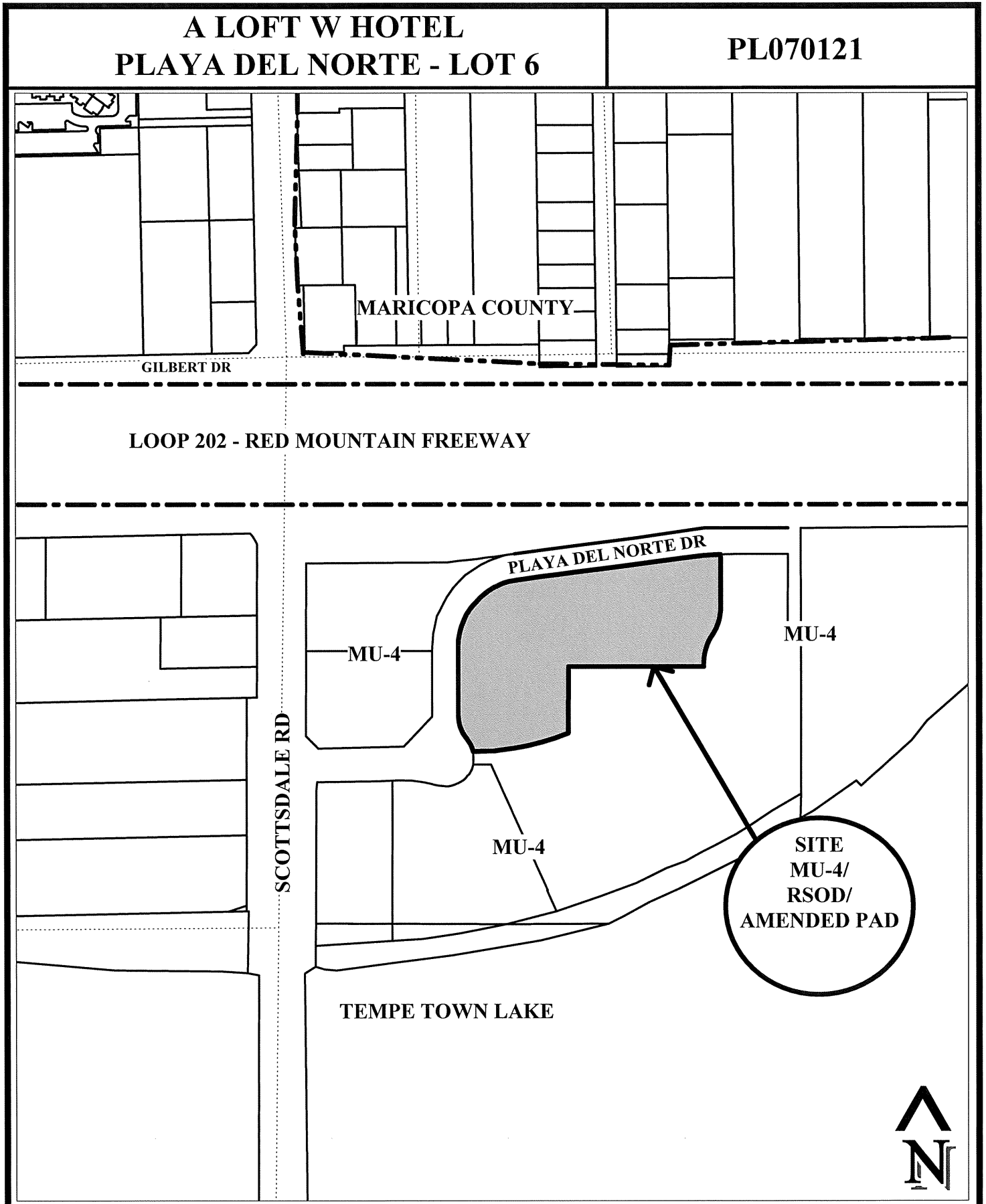
HISTORY & FACTS:

October 21, 2003	Redevelopment Review Commission held a review session regarding Playa del Norte. The applicant briefly explained the overall development and explained in more detail the Final P.A.D.'s (Lots 1, 4 and 5) the restaurant and residential portion of the master plan.
December 2, 2003	Redevelopment Review Commission recommended approval to City Council for a change in zoning, a Preliminary and Final Subdivision Plat, and a Preliminary Planned Area Development consisting of 90,000 s.f. of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 s.f. for restaurants and an additional 20,900 s.f. of mixed use for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 s.f. for a restaurant (Lot 1), 112 residential condominiums (230,316 s.f. in Lot 4), and 543 apartment/condominiums (742,194 s.f. in Lot 5) on 12.44 net acres. Also included with this request was a use permit to allow outdoor dining in the MG, Multi-Use General District and five (5) variances. (7-0 vote)
January 8, 2004	City Council approved a change in zoning, a Preliminary and Final Subdivision Plat, and a Preliminary Planned Area Development consisting of 90,000 s.f. of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 s.f. for restaurants and an additional 20,900 s.f. of mixed uses for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 s.f. for a restaurant (Lot 1), 112 residential condominiums (230,316 s.f. in Lot 4), and 543 apartment/condominiums (742,194 s.f. in Lot 5) on 12.44 net acres. Also included with this request was a use permit to allow outdoor dining in the MG, Multi-Use General District and five (5) variances.
September 20, 2005	Redevelopment Review Commission recommended approval for an Amended Planned Area Development for Lot 2 of Playa del Norte. Redevelopment Review Commission approved building elevations, site plan, landscape plan, and a variance to allow a drive-through to be oriented between the street right-of-way and the primary customer entrance for Playa del Norte Lot 2, located at 910 East Playa del Norte Drive, in the MU-4, Mixed Use, High Density Zoning District. (7-0 vote)
October 20, 2005	City Council approved the request by Playa del Norte Lot 2 for an Amended Planned Area Development Lot 2 of Playa del Norte, consisting of 24,834 square feet of restaurant and office space, located at 910 East Playa del Norte Drive.
April 18, 2006	Redevelopment Review Commission approved a development plan, including building elevations, site plan, landscape plan, and a variance to reduce the required parking setback of the eastern edge of Lot 2 from 20 feet to 7 feet for Playa del Norte Lot 2, located at 910 East Playa del Norte Drive, in the MU-4, Mixed Use, High Density Zoning District.
April 18, 2006	Redevelopment Review Commission recommended approval for an Amended Planned Area Development for Lot 2 of Playa del Norte.

May 24, 2006	City Council approved the request by Playa del Norte Lot 2 for an Amended Planned Area Development Lot 2 of Playa del Norte, consisting of 11,959 square feet of restaurant, retail and office space, located at 910 East Playa del Norte Drive.
April 9, 2007	The Playa Del Norte Lot 6 site plan, both hotel and office sites, was presented to the Development Review Committee of the Rio Salado Advisory Commission. The Commissioners present agreed the project furthers the goals of the Rio Salado District and the use of the project is appropriate for the district.
May 7, 2007	The A Loft W Hotel site plan and elevations were presented to the Development Review Committee of the Rio Salado Advisory Commission. The Commissioners present agreed the project furthers the goals of the Rio Salado District and the use of the project is appropriate for the district.
May 30, 2007	A Neighborhood Meeting was held to present the A Loft W Hotel to residents and property owners in the vicinity. The applicant reported the public did not attend. No public input was received.
May 31, 2007	City Council approved the request by Playa Del Norte Lot 6 for a Final Subdivision Plat to split the existing Lot 6 into two adjacent parcels on +/-4.45 acres. Lot 6 is located at 951 East Playa Del Norte Drive, in the MU-4 Mixed Use, High Density District and the Rio Salado Overlay District.
June 12, 2007	The Development Review Commission approved the request for the Onyx Condominiums on Lot 3 of Playa Del Norte for a Use Permit to allow tandem parking in the garage and a Development Plan including building elevations, site plan and landscape plan. The residential building area is +/- 252,316 sf. on +/- 1.481 acres in the MU-4, Mixed-Use, High Density District and the Rio Salado Overlay District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development Overlay Districts
Section 6-306, Development Plan Review

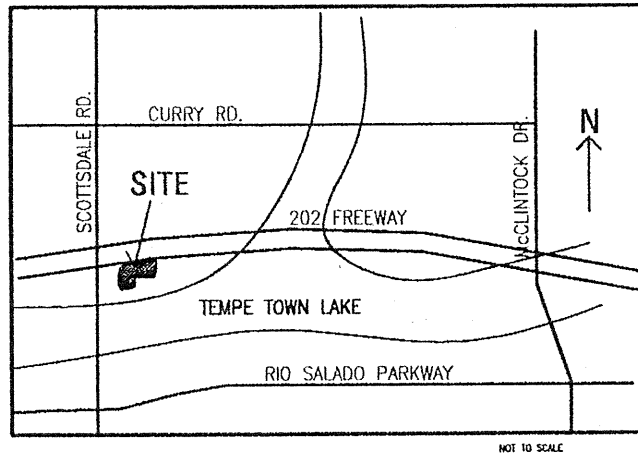


Location Map



PLAYA DEL NORTE - LOT 6 (PL070121)

VICINITY MAP



ASSESSOR'S PARCEL NUMBER

Assessor's Parcel 132-31-014

LOT AREA

LOT 6: 193,431 SQ. FT. 4.441 ACRES

BASIS OF BEARING

The bearing of N 82° 25' 53" along the monumented centerline of Playa Del Norte Drive as shown on R-1

GENERAL NOTES

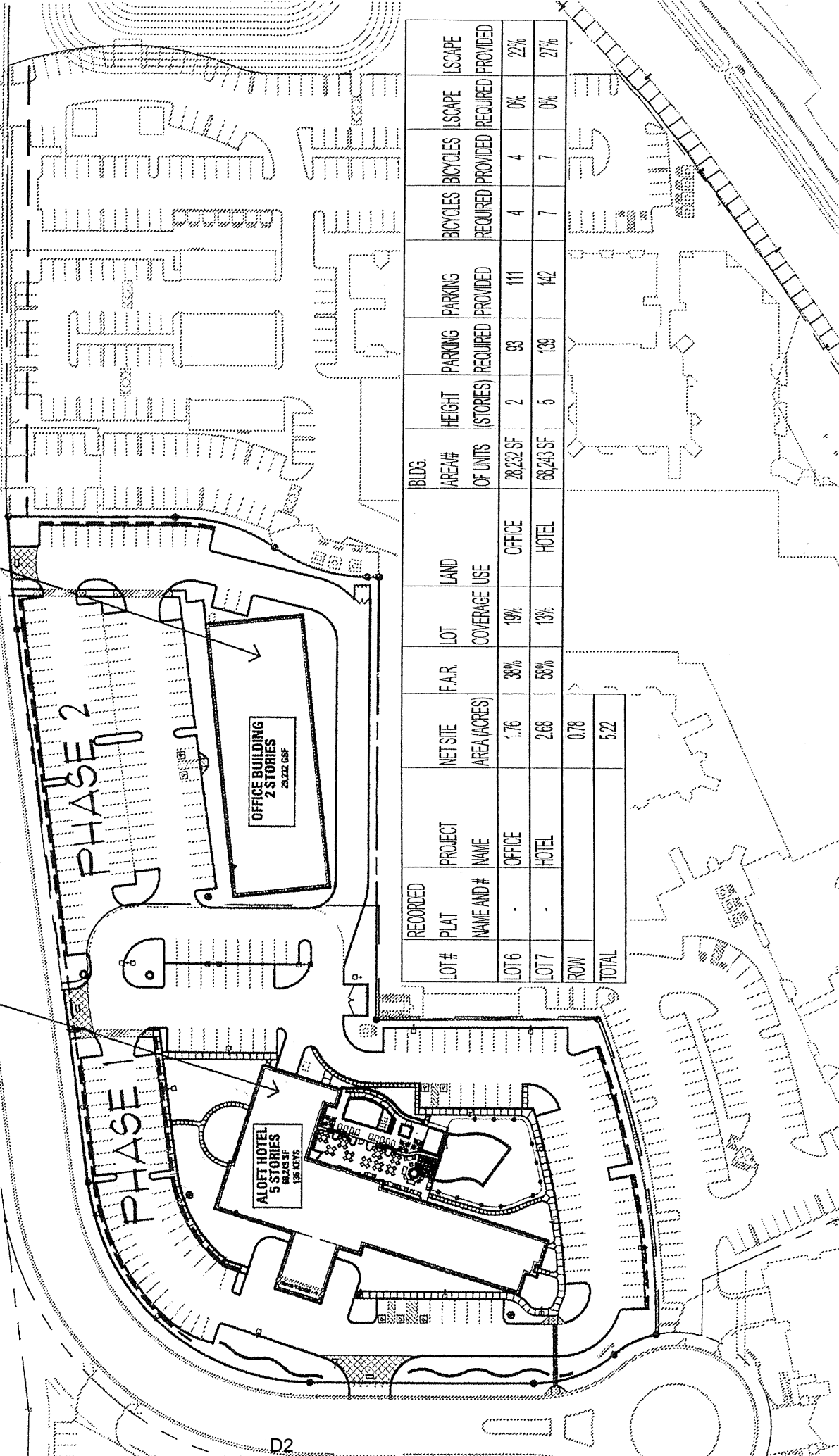
LOT 6B
HOTEL

2.68 ACRES
68,234 SF.
136 UNITS

LOT 6A
OFFICE

1.76 ACRES
28,232 SF.

PLAYA DEL NORTE DRIVE



RECORDED	LOT #	PLAT NAME AND #	PROJECT NAME	NET SITE AREA (ACRES)	F.A.R.	LOT COVERAGE	LAND USE	BLDG. AREA# OF UNITS	HEIGHT (STORIES)	PARKING REQUIRED	PARKING PROVIDED	BICYCLES REQUIRED	BICYCLES PROVIDED	ISCAPE REQUIRED	ISCAPE PROVIDED
	LOT 6	-	OFFICE	1.76	38%	19%	OFFICE	28,232 SF	2	93	111	4	4	0%	22%
	LOT 7	-	HOTEL	2.68	55%	13%	HOTEL	68,243 SF	5	139	142	7	7	0%	27%
	ROW			0.76											
	TOTAL			5.22											

ASD & Associates
500 S. College Avenue
Suite 202
Tampa, FL 33603
Tel: 813-288-2388 Fax:
813-288-2389
www.asd-hq.com

ASD Architects
10000 N. Dale Mabry, Suite 200
Tampa, FL 33618
Tel: 813-988-7700
Fax: 813-988-7888
E-Mail: info@asdtampa.com
www.asdtampa.com

CIVIL ENGINEER
P.O. Box 2723
Tampa, FL 33613
Tel: 813-288-2388
Fax: 813-288-2389
E-Mail: info@asdtampa.com
www.asdtampa.com

LANDSCAPE ARCHITECT
Green Studio
10000 N. Dale Mabry, Suite 200
Tampa, FL 33618
Tel: 813-988-7700
Fax: 813-988-7888
E-Mail: info@asdtampa.com
www.asdtampa.com

DMB Electrical Engineering
500 S. College Avenue
Suite 202
Tampa, FL 33603
Tel: 813-288-2388
Fax: 813-288-2389
www.dmb-electrical.com

Carroll

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect serving the laws of the State of Arizona.

Project for
Triviar Hospitality Tempe, LLC
Contact: Bob Agard
T: 602.748.8868
F: 602.748.8868
E: b.agard@triviar.com

2020 N. 44th Street
Suite #150
Phoenix, AZ 85008

Project Address
LOT 6 OF PLAYA DEL NORTE
951 E. Playa del Norte Drive
TEMPE, AZ 85281

Project No.	1878.00.200
Drawn By	JWH/DJC
Checked By	JM/SL
Date	4-24-07

NOTE: The design shown and described herein includes all technical drawings, sketches, and models known, or reasonably will be known, fabricated or constructed by, or under the direct or indirect control of, or in cooperation with, or for one of the parties named herein, or by subcontractors, consultants, independent contractors, vendors and other personnel employed by or associated with the parties.

[illegible]

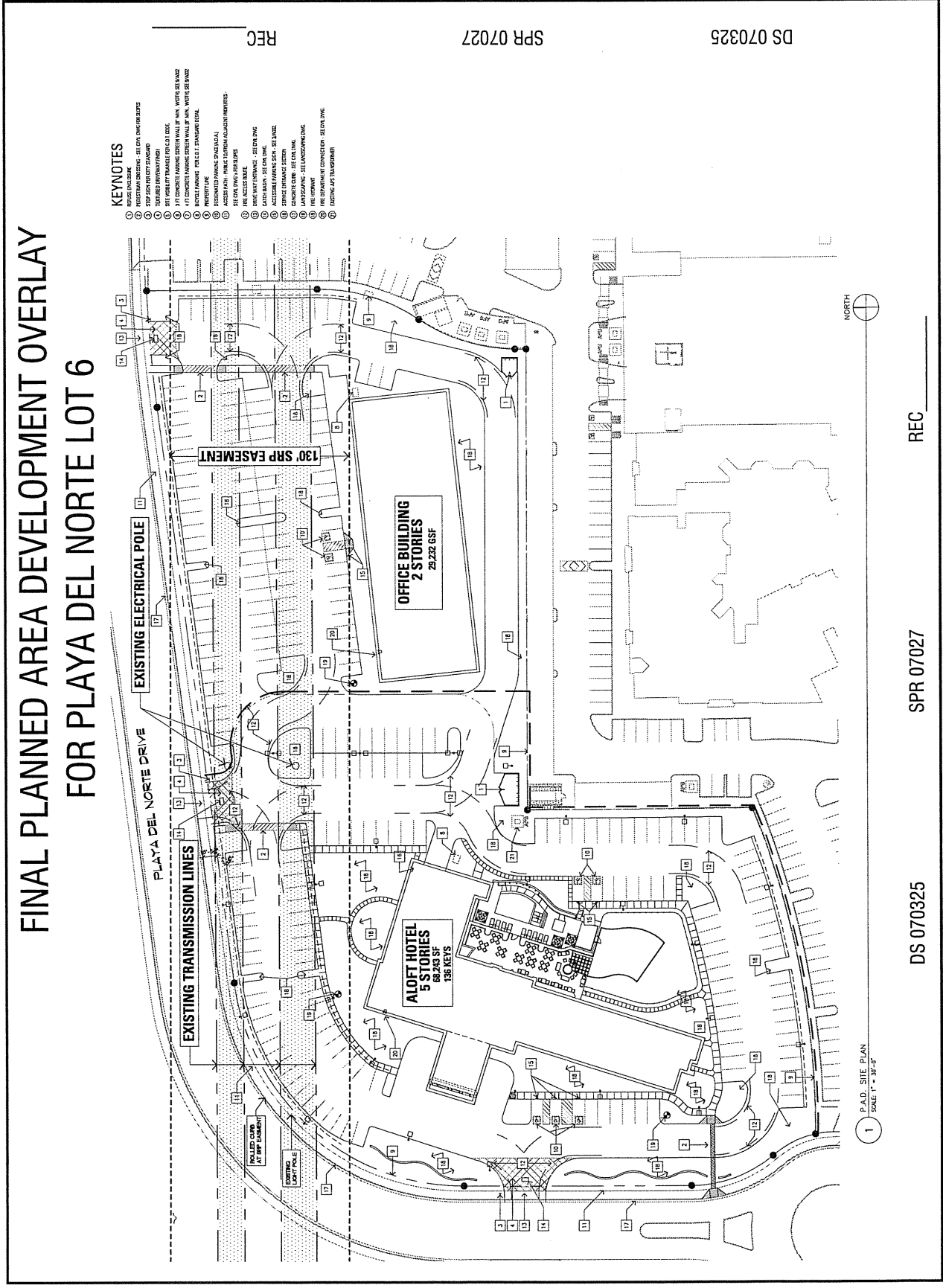
Playa del Norte - Lot 6 PAD

SITE PLAN

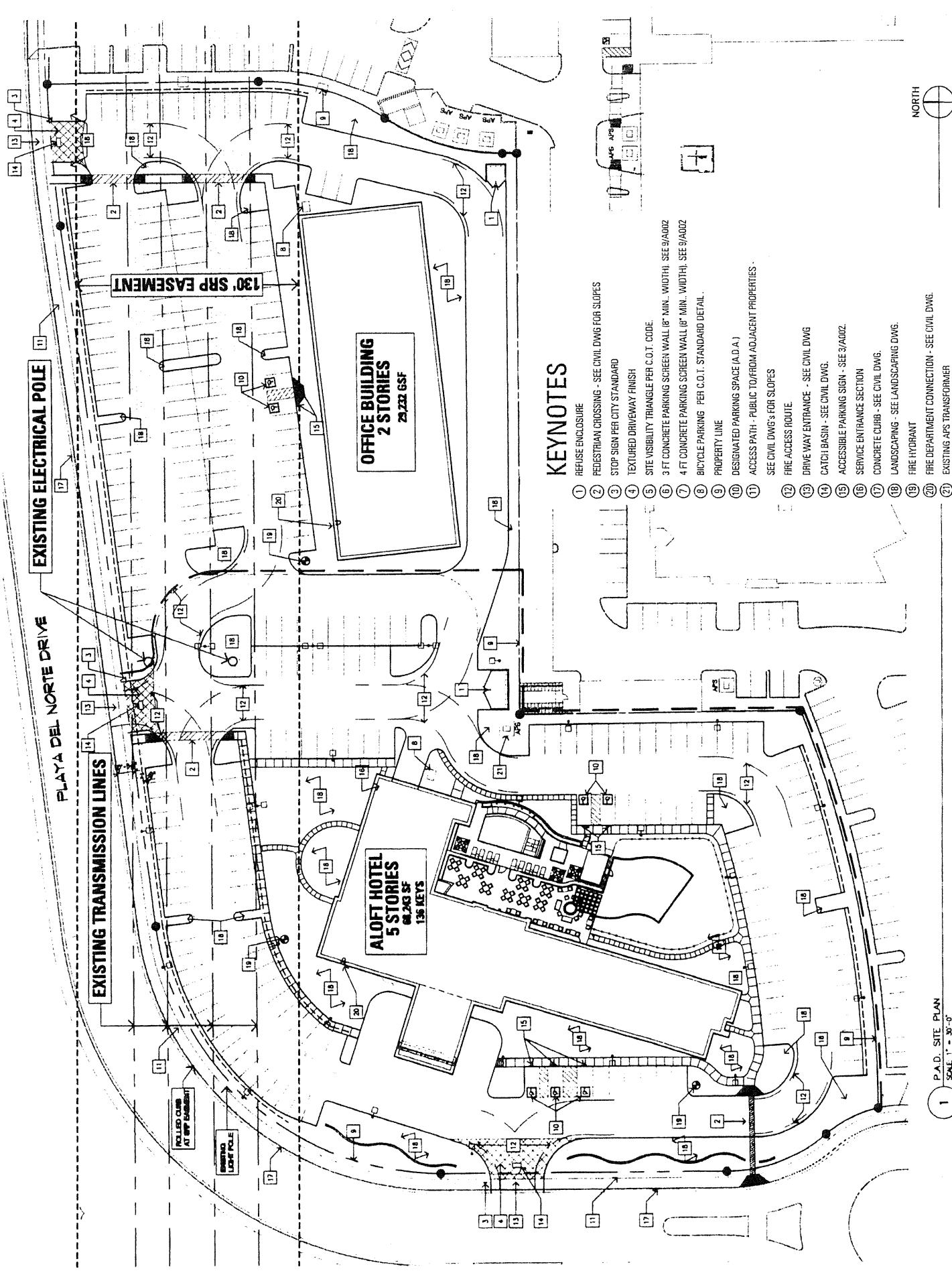
SHEET 3 OF 3

APR 26 1955

O:\Corporate\TriYar\Aloft Tempe\Cadd\1Predes\Sheets\RECORDATION_30F3.dwg, 4/24/2007 1:05:03 PM, dcdordova



FINAL PLANNED AREA DEVELOPMENT OVERLAY FOR PLAYA DEL NORTE LOT 6



PLAYA DEL NORTE – LOT 6

APPLICANT'S LETTER OF INTENT

Triyar Hospitality Tempe, LLC (the "Applicant") is proposing to develop Lot 6 of the Playa del Norte Master Plan. The Playa del Norte development is comprised of approximately 22 acres and six (6) lots ("Playa"). Lot 6 is approximately 4.44 net acres of the approximately 22 acre Playa del Norte development. Lot 6 is located in the north central portion of the Playa del Norte development, east of the In-N-Out Burger (Lot 1) and north and west of the Grigio multi family development (Lot 5). Lot 6 is currently vacant.

The Playa Preliminary Planned Area Development (PAD) approved use for Lot 6 is a three-story office building with an adjacent two-story above-ground parking garage. The purpose of this application is to amend the Preliminary Plan of Development for Lot 6 and request approval for a five (5) story hotel and a two (2) or three (3) story office building with adjacent surface parking (the "Application"). In addition, the Applicant is requesting design review approval of the hotel. The design review application for the office will be submitted at a later date. The Applicant envisions both of these uses as furthering the mixed-use retail/office/commercial/residential development of Playa and enhancing the exciting residential and office opportunities along the north bank of the Tempe Town Lake

Planning Context

Playa Del Norte is located on the north bank of the Tempe Town Lake. The current City of Tempe ("City") General Plan classifies the Site as Mixed Use. The General Plan 2030 also envisions this area as Mixed Use. According to General Plan 2030, the Mixed Use District is designed to accommodate land uses with a mixture of residential and commercial uses. The Mixed Use category encourages creatively designed developments that create a living environment, reflective of a "village" concept, in which there is the opportunity to live, work and recreate in the same development. This Application for Lot 6 is consistent with the current 2030 General Plan and reflects exactly the type of project envisioned for Playa Del Norte.

The Applicant is proposing a five (5) story hotel and a two (2) or three (3) story office building on Lot 6. Playa is currently zoned Mixed Use-4 (MU-4). MU-4 District permits a wide variety of uses including retail,

hotels, parking garages, office, restaurants and theaters. The proposed uses for Site are all permitted uses under the MU-4 District.

Site Area

The Site Area consists of approximately 4.44 net acres or 5.20 gross acres. The entire Playa del Norte development is approximately 22.75 acres. A legal description for Lot 6 is included as part of this Application.

Area Context

The Site is located on the north bank of Tempe Town Lake with Rural Road as its west boundary, Loop 202 as its north boundary and the Town Lake as the south and east boundary of the Site. Portions of the Playa del Norte development are currently under construction. Lot 6 is currently vacant. The Rural Road on-ramp is located immediately north of the Site. The south bank of the Town Lake is also proposed for additional mixed-use retail, commercial and residential. West of the site, across Rural Road, are existing commercial uses, including the former Club Rio, Audio Express and a Holiday Inn limited service hotel. The Applicant envisions that these uses will contribute to the urban environment of the Town Lake and enhance the economic development around the Town Lake.

Land Use

The Playa del Norte development itself is currently permitted for 90,000 square feet of office space, 112 individual condominiums, 598 apartments/condos, 13,213 square feet of retail and 20,900 additional square feet of office, retail and restaurant. Lot 6 will contain approximately 68,243 gross square feet of hotel and approximately 29,232 gross square feet of Class A office space.

Site Plan

The principal connections to Playa del Norte and Lot 6 are Rural Road and Playa del Norte Drive (Miller Road). The intersection of Playa del Norte Drive and Rural Road is a full four-way signalized intersection. There are three points of ingress and egress along Playa del Norte drive to Lot 6 allowing for easy access to the site and open site circulation. The hotel is located on the west side of Lot 6 and the office building is located on the east side of Lot 6. As part of this Application, we have included building elevations and materials for the

hotel. The design application for the office building will come back to the City for approval at a later date.

Development Standards

The Application will meet or exceed most of the development standards of the underlying zoning district. The parking requirements are met. The landscape area exceeds 20%.

The following development standards require a PAD.

(1) Parking Screen Wall

Section 4-703(B) requires a screen wall or berm where parking areas are provided along street frontages. An SRP easement covers most of the northern portion of Lot 6. SRP prohibits permanent structures within their easement. Therefore, we have provided a 3' landscape screed south of the SRP easement for the parking along the western edge of the Site. However, due to the SRP restrictions we cannot provide the required screen wall in the SRP easement.

(2) Street Side Parking Setback

The configuration of Lot 6 is such that a majority of the western and northern edge is adjacent to the primary arterial, Playa del Norte Drive. As such, Section 4-203(B) would require a 20 foot parking setback for our entire street frontage. We will provide the required 20' parking setback along the western edge of the property along Playa del Norte Drive across from Lot 2 and the east and south edges which border developable or habitable parcels.

The SRP power lines and easement limit the development of the northern portion of the Site. Since we are not allowed to place any permanent structures in the SRP easement, the hotel and office have to be built on the southern portion of the Site. This forces us to reconfigure parking and try to maximize the amount of available parking on northern portion of the Lot 6. Therefore, along the portion of Lot 6 that faces the 202 Freeway, we are only able to provide 6' setback from curb to 4' setback from the existing sidewalk and not provide the 20' parking setback.

We have provided a 20' street side setback along the edges of Lot which border developable or habitable property. The areas with the decreased setback are across from the Freeway access road, not

habitable property. Therefore, we believe that the impact of the decreased setback is not a detriment to Lot 6 or our adjacent neighbors.

The Aloft Hotel

The Aloft hotel is a new Starwood hotel brand. Based on a vision of the W Hotels, the Aloft Hotel is a very exciting urban hotel concept with loft-like guest rooms, enhanced technology services, inviting landscape spaces that encourage socializing day and night and an energetic lobby which will be coffee bar by day and a bar/lounge by night.

The Aloft Hotel will serve a variety of different guests including: business travelers, visitors attending athletic events, conference, graduation ceremonies, etc. The Aloft will provide a unique and fun hotel experience that combines the atmosphere of the "W" hotel brand at a reasonable hotel rate.

On Lot 6, the hotel will be five stories and 136 rooms. We have designed the hotel to maximize solar efficiency while balancing the need to accommodate the building footprint and parking requirements. The orientation of the hotel helps create visual interest as a counterpoint to the balance of the overall Playa del Norte site's orthogonal orientation.

Rather than allocate a large field of parking along a single edge of the project, the parking is broken down into smaller areas and distributed around the building to soften the impact of the required parking. In addition, an integral part of the landscape planning approach is to provide lushly landscaped areas adjacent to and throughout the parking areas. At the western edge, a single-loaded parking aisle allows the outside edge of the project to be planted rather than parked in. The siting of the hotel building itself purposefully creates large landscape areas to the north and west of the building to accommodate, for instance, areas for guests to walk their pets.

To create synergy with neighboring projects, the patterned concrete site walls used for the 'Lot 2' project to the west are used throughout the site to screen parking from Playa del Norte Drive. The abstracted reed pattern works with the landscape to provide visual interest and texture at the periphery of the project.

Aloft's main entrance is designed to work with the entrance to 'Lot 6' to the west and was designed with external traffic-flow in mind. An oversized landscape island is placed immediately opposite the main entrance to enhance the impact of the landscape. Concrete paving is used to soften the drop-off area and enhance the sensuality of the arrival experience.

Hotel Design

Aloft is a smart, exciting, and refreshing re-imagination of the typical select-service hotel. Thoughtfully designed and carefully adapted for each site, the building utilizes a modern design ethic and incorporates a balance of natural and synthetic materials to create a balanced architectural composition.

Beginning with the site planning, the hotel creates a park-like environment in the parking lot to help reduce noise-pollution and provide guests with an opportunity to take a breath of fresh air. The hotel entry and lobby employ a sensuous natural material palette as well as lush landscaping to enhance the arrival experience. Natural wood 'Prodema' panels, translucent glass, subdued cold-cathode lighting, and metal panels work together to soften the building's main entry. Overhead, a soaring shade canopy incorporates the hotel's brand-identity with vibrant colors inspired by nature both contrasting and complementing the materials in the horizontal planes. Above, carefully designed fenestration and a textured skin created by seemingly randomized scoring create visual interest across the building's longest façade.

At the corner, the metal cladding from the entrance rises to the top of the parapet and wraps the corner of the building to create contrast to the balance of the architecture and offer a backdrop for the signage and roof-canopy which again incorporates the natural colors of the hotel's brand integrating signage and architecture. Throughout the building's elevations, the color palette employed in the overhang and the roof canopy is echoed in architectural accents created with cold-cathode lighting integrated into aluminum channels and painted metal panels throughout the façade.

Conclusion

We are very excited about the development of Lot 6 of Playa del Norte on the north bank of the Tempe Town Lake. The Town Lake and surrounding public areas are already a major regional destination in

Arizona. We believe that these uses will add to the urban, mixed-use village concept of Playa del Norte. We look forward to working with the City and the community in the development of this project. We respectfully ask for your support.

Memorandum

Public Works Department



Date: June 4, 2007

To: Kevin O'Melia, Sr Planner, Development Services

From: Shelly Seyler, ^{CS}Traffic Engineer, Transportation Division

Subject: Playa del Norte Lot 6

I have reviewed the traffic impact analysis prepared for development of Lot 6 located within the Playa Del Norte development. The analysis included a comparison of what was originally approved under the PAD as a 90,000 square foot office building to the currently proposed office and hotel use. Based on the findings of the study, the proposed change in development will result in fewer trips generated over the original proposal which in turn reduces the impact of the overall Playa del Norte development on the surrounding street system. Transportation concurs with the analysis provided.

Please contact me at (480) 350-8854 if you have any questions.

JUN - 4 2007

Summary of Neighborhood Meeting for Lot 6 – Triyar Hospitality Tempe, LLC

Neighborhood Meeting

We held a neighborhood meeting to discuss the application for the 5 story hotel and 2 or 3 story office building with adjacent surface parking submitted to the City. Attending the meeting for the applicant were Manjula Vaz (Gammage & Burnham) and Shane Lucero, project architect from RSP Architects. This application is to amend the original approved use for Lot 6 of the Playa del Norte development. The original PAD for this site showed an office building only. Lot 6 is located at 951 East Playa del Norte Drive, in the north central portion of the Playa del Norte development. The meeting was held at the Grigio at Tempe Town Lake located at 1001 East Playa del Norte Drive on May 30, 2007. The meeting began at 6:00 p.m.

Nancy Ryan and DeeDee Kimbrell attended this meeting on behalf of the Rio Salado Commission and the City of Tempe. They were both supportive of the project. No residents attended this meeting.

The meeting adjourned at approximately 6:45 p.m.

A sign-in sheet from the meeting is attached.

Other Neighborhood Outreach

We mailed notices by first class mail to all the property owners within 300 feet of the site and to neighborhood associations within one mile of the site.

RECEIVED
07 MAY 31 PM 3:41
TEMPE-DEVELOPMENT
SERVICES DEPARTMENT



SITE PLAN

Playa del Norte - Lot 6 PAD

[illegible]

NOTICE: The drawings shown and described herein including all technical drawings, typelines, and models thereof, are proprietary and cannot be copied, duplicated or otherwise reproduced in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without express written permission of the copyright owner. The drawings are the property of the copyright owner and are loaned to you for your use only. They are not to be distributed, copied, or otherwise used for any purpose other than the one for which they were loaned to you. If you are unable to attend the conference with the exhibit, you must return the drawings to the copyright owner.

Project No.	1878.00.200
Drawn By	JWH/DJC
Checked By	JM/SL
Scale	AS SHOWN

Project For
Triyari Hospitality Tempe, LLC
Contact Bob Agashi
T : 602.748.8868
F : 602.748.8883
E : bagashi@triyari.com

Project Address
LOT 6 OF PLAYA DEL NORTE


clearly clarify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed

LANDSCAPE ARCHITECT
Green Studio
10000 Wilshire Blvd., Suite 100
Beverly Hills, CA 90210
Tel: 310.277.1100
Fax: 310.277.1101
E: info@greenstudio.com
Web: www.greenstudio.com

ELECTRICAL ENGINEER
DMB Electrical Engineering
501 S. 48th Street, Suite 114
Tulsa, OK 74112
Tel: 918.438.2276
Fax: 918.438.2278
E: info@dmbelect.com

ARCHITECT
RSP Architects
362 S. Congress Ave., Suite 200
Fort Worth, TX 76102
Tel.: 817.335.1100
Fax: 817.335.1104
E: info@rsparchitect.com

CIVIL ENGINEER
Civil Resources, LLC
P.O. Box 2012
Lubbock, TX 79401



440.883.2000
 440.883.2099 fax
 R2 Architects
 25 C College Avenue
 440.883.2000

PROJECT DATA

1. Project Name:
Playa Del Norte Lot 6
2. Project Address:
951 Playa del Norte Drive, Tempe Arizona 85281
(APN - 13231014)
3. Project Narrative
4. Use Permits / Variances:
5. Zoning: PAD
General Plan 2030: Mixed Use - MU-4 (Rio Salado Overlay District)
6. Type of construction (per IBC 2003)
IIB with automatic sprinkler system per NFPA
7. Proposed Uses (Occupancies):
Hotel - (Phase I) = R1
Office - (Phase II) = B
Scope of work : Phase I - 5 story hotel with required parking areas, drives, and landscaping.
8. Applicable Code: International Building Code 2003
9. Parcel size (net & gross):
Area= 4.44 acres (194,038 net sf)
Area= 5.20 acres (227,470 gross sf)
10. Building Area:
Hotel= 68,243 GSF
Office = 29,232 GSF
Total = 97,475 GSF
- Percentage of lot coverage = 16% (30,607/194,038= 0.157)
Floor Area Ratio (F.A.R.) = 50% (97,466/194,038= 0.502)
Height of building = 75 feet maximum
Number of stories = 5
Landscape area on site : 25% (48,927/194,038= 0.252)
11. Parking:
Hotel Parking Required (1/Key) = 136 spaces
Hotel Office Parking Required (1/300 sf) = 3 spaces
Hotel Parking Required (Total) = 139
Hotel Parking Provided (Total) = 142 spaces
Office Parking = 27,770 NSF @ 1 / 300 = 93 spaces
Office Parking Provided = 111 spaces
- Total Parking Required = 229 spaces
Total Parking Provided = 235 spaces
- 11a. Bicycle Parking :
Hotel Parking Required (1/20 units) = 7
Hotel Office Parking Required (1/8000 sf) = 0
Hotel Parking Required (Total) = 7
Hotel Parking Provided (Total) = 8
Office Parking Required (Total) = 4
Office Parking Provided (Total) = 4
12. Legal Description :
Lot 6, PLAYA DEL NORTE, according to Book 685 of Maps, page 32,
records of Maricopa County, Arizona

Consultants

ARCHITECT RSP Architects

502 S. College Ave. Suite 203
Tempe, AZ 85281
Contact: John Morton
T : 480.889.2056
M : 602.321.2478
E : john.morton@rsparch.com

CIVIL ENGINEER Civil Resources, LLC

P.O Box 2213
Litchfield Park, AZ 85340
Contact: Bruce J. Friedhoff, PE
T : 623.935.2275
F : 623.535.0072
M : 602.577.9449

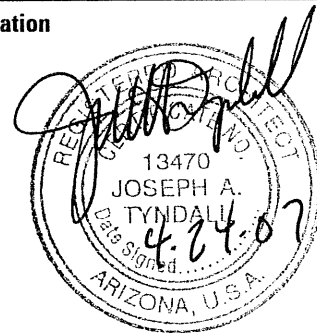
LANDSCAPE ARCHITECT Green Studio

3532 West Hopi Trail
Laveen, AZ 85339
Contact: Dave Case
T : 602.819.0001
F : 602.237.1660
E : david@greenstudioaz.com

ELECTRICAL ENGINEER OMB Electrical Engineering

501 S. 48 th Street, Suite 114
Tempe, AZ 85281
Contact: Douglas Payne
T : 480.966.6266
F : 480.966.6276
E : dpayne@ombengrs.com

Certification



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

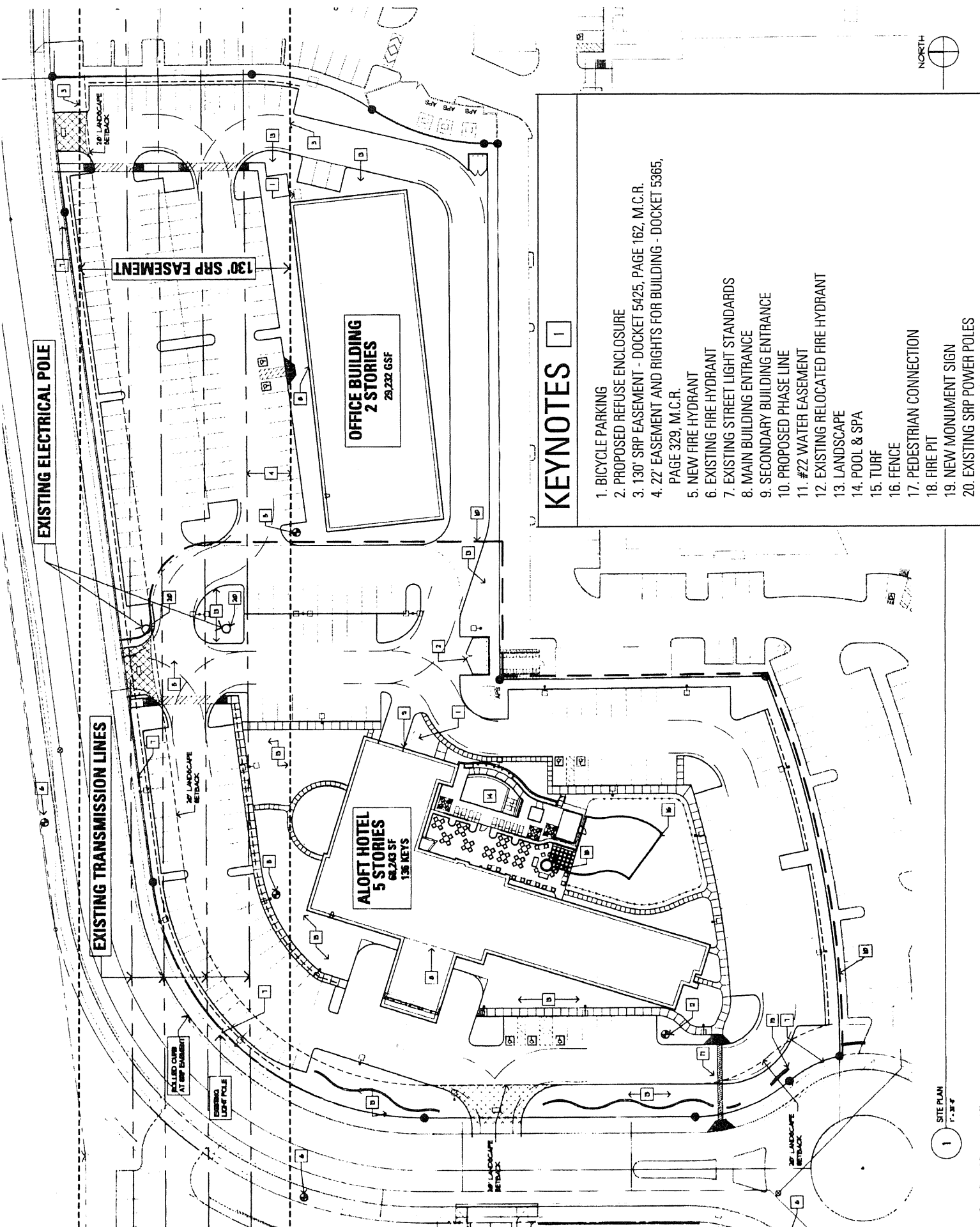
Project For

Triyar Hospitality Tempe, LLC

2800 N. 44th Street
Suite #150
Phoenix, AZ 85008
Contact: Bob Agahi
T : 602.748.8888
F : 602.748.8889
E : bagahi@triyar.com

Project Address

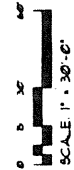
LOT 6 OF PLAYA DEL NORTE
951 E. Playa del Norte Drive
TEMPE, AZ 85281



KEYNOTES 1

1. BICYCLE PARKING
2. PROPOSED REFUSE ENCLOSURE
3. 130' SRP EASEMENT - DOCKET 5425, PAGE 162, M.C.R.
4. 22' EASEMENT AND RIGHTS FOR BUILDING - DOCKET 5365, PAGE 329, M.C.R.
5. NEW FIRE HYDRANT
6. EXISTING FIRE HYDRANT
7. EXISTING STREET LIGHT STANDARDS
8. MAIN BUILDING ENTRANCE
9. SECONDARY BUILDING ENTRANCE
10. PROPOSED PHASE LINE
11. #22 WATER EASEMENT
12. EXISTING RELOCATED FIRE HYDRANT
13. LANDSCAPE
14. POOL & SPA
15. TURF
16. FENCE
17. PEDESTRIAN CONNECTION
18. FIRE PIT
19. NEW MONUMENT SIGN
20. EXISTING SRP POWER POLES

1 SITE PLAN
1" = 30'-0"



[illegible]

PLEASE PRINT NAME AND ADDRESS

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Project for
Triyar Hospitality Tempe, LLC
Contact: Bob Ayala
2400 N. 45th Street
Suite 140
Phoenix, AZ 85008
T : 602.748.8888
F : 602.748.8889
E : Engineering@tyar.com

Project Address
LOT 6 OF PLAYA DEL NORTE
951 E. Playa del Norte Drive
TEMPE, AZ 85291

Project No.	1878.00.200
Drawn By	JWH/DJC
Checked By	JM/SL
Date	

NOTE: The designs shown and described herein including all technical drawings, photographs, and models shown, are proprietary and cannot be copied, distributed or commercially exploited, in whole or in part, without written permission in advance from the U.S. Patent and Trademark Office. These are available for foreign review and publication by clients, consultants, contractors, government agencies, vendors and other personnel on a nonexclusive basis in accordance with the Rules.

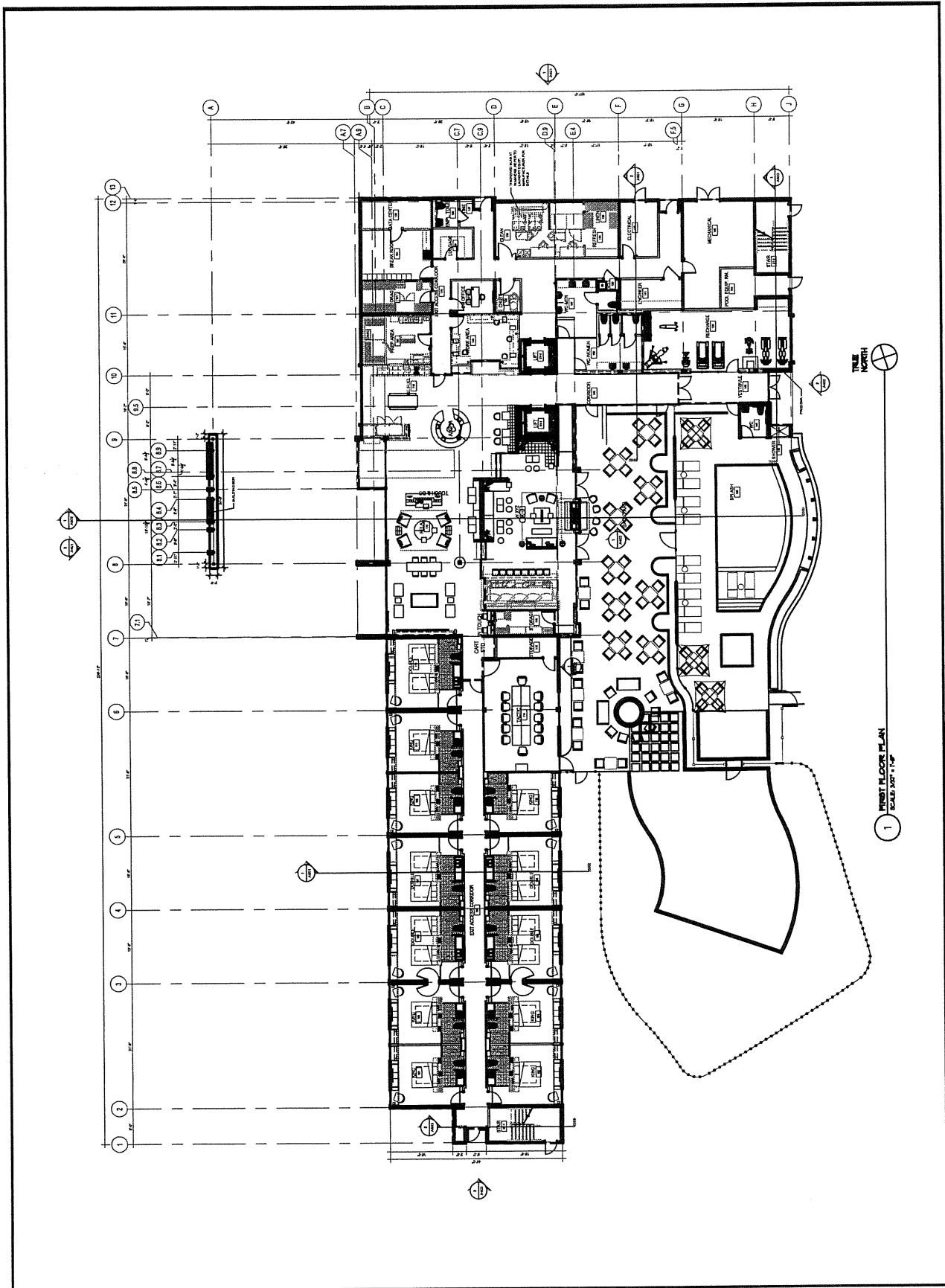
[illegible]

Playa del Norte - Lot 6 PAD

FIRST FLOOR PLAN

A101

5 2007





Consultants

RSP Architects
10000 E. 1st Ave., Suite 200
Denver, CO 80231
Tel: 303.733.2200
Fax: 303.733.2220
E-mail: info@rsparchitect.com

CIVIL ENGINEER
P.E. 10-7733
Karlson, Inc. 14000
14000 E. 1st Ave., Suite 100
Denver, CO 80231
Tel: 303.755.2275
Fax: 303.755.2275
M. 602.373.3448

LANDSCAPE ARCHITECT
2022 West Highland
Ave., Suite 100
Denver, CO 80202
Contact: Lynn Dine
Tel: 303.727.1880
Fax: 303.727.1880
E-mail: lynn@landscapedesign.com

ELECTRICAL ENGINEER
OMB Electrical Engineering
10000 E. 1st Ave., Suite 114
Denver, CO 80231
Tel: 303.755.2200
Fax: 303.755.2220
E-mail: info@ombeng.com

Certified on

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Project For
Triyar Hospitality Tempe, LLC
Contact: Bob Agosti
2800 N. 44th Street
Suite #150
Phoenix, AZ 85008
T : 602.748.8888
F : 602.748.8889
E : bagosti@triyar.com

Project Address
LOT 6 OF PLAYA DEL NORTE
951 E. Playa del Norte Drive
TAMPE, AZ 85281

Project No. 1878.00.200

Classified By	JM/SL
Date	4-24-07

NOTES: The design shows and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or otherwise used without the express written permission of the owner. If any correspondence is needed, it is to be in writing, without exception, to the attention of the owner. These are available for limited review and evaluation by client, design consultants, contractors, subcontractors, vendors and other personnel who are associated with this project.

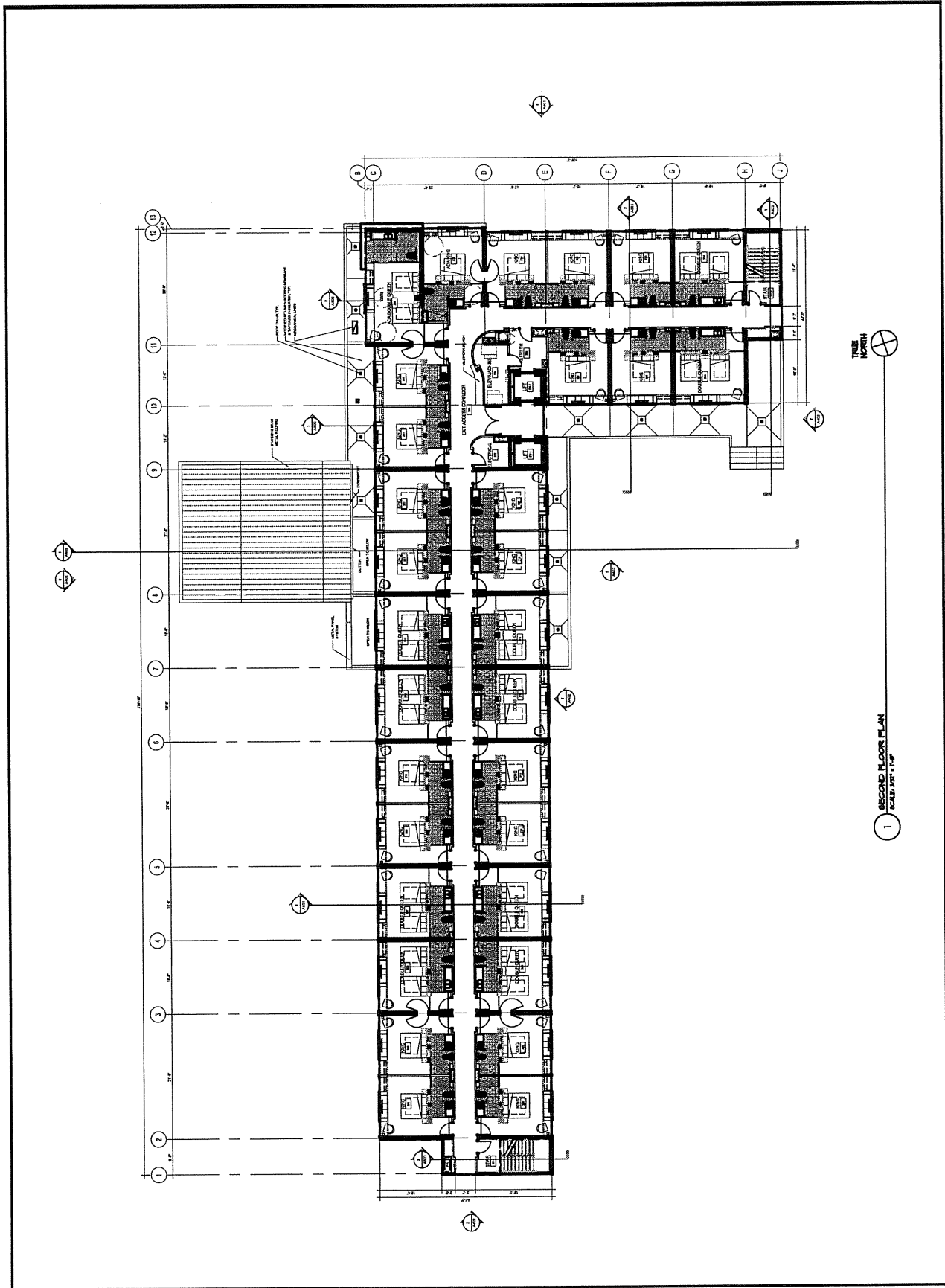
[illegible]

Playa del Norte - Lot 6 PAD

SECOND FLOOR PLAN

A102

APR 25 2007



1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

K



Consultants

ARCHITECT
N251 Architects
505 E. 1st St., Suite 203
Tampa, FL 33602
Tel.: (813) 224-1100
Fax: (813) 224-1105
E: info@n251.com
Web: www.n251.com

CIVIL ENGINEER
F & B Inc.
P.O. Box 2753
Tampa, FL 33613
Tel.: (813) 224-1100
Fax: (813) 224-1105
E: info@fandb.com
Web: www.fandb.com

ARCHITECT
Green Studio
2022 West Hills Trail
Tampa, FL 33613
Tel.: (813) 224-1100
Fax: (813) 224-1105
E: info@greenstudio.com
Web: www.greenstudio.com

ELECTRICAL ENGINEER
OMB Electrical Engineering
1001 N. W. 13th, Suite 114
Tampa, FL 33606
Tel.: (813) 224-1100
Fax: (813) 224-1105
E: info@ombeng.com
Web: www.ombeng.com

Copyright Clearance Center

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Project for
Triyar Hospitality Tempe, LLC
Contact: Bob Asch
T 602.748.8988
F 602.748.8985
E bogach@triyar.com

Project Address
LOT 6 OF PLAYA DEL NORTE
951 E. Playa del Norte Drive
Phoenix, AZ 85008

Project No.	1878.00.200
Drawn By	JWH/DJC
Checked By	JM/SL
Date	4-24-07

NOTES: The design shows and described herein including all technical drawings, graphics, and models herein, are proprietary and shall be treated as confidential information if so indicated. In whole or in part, without express written permission of the owner, no part of this design shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and other personnel only in accordance with the Notes.

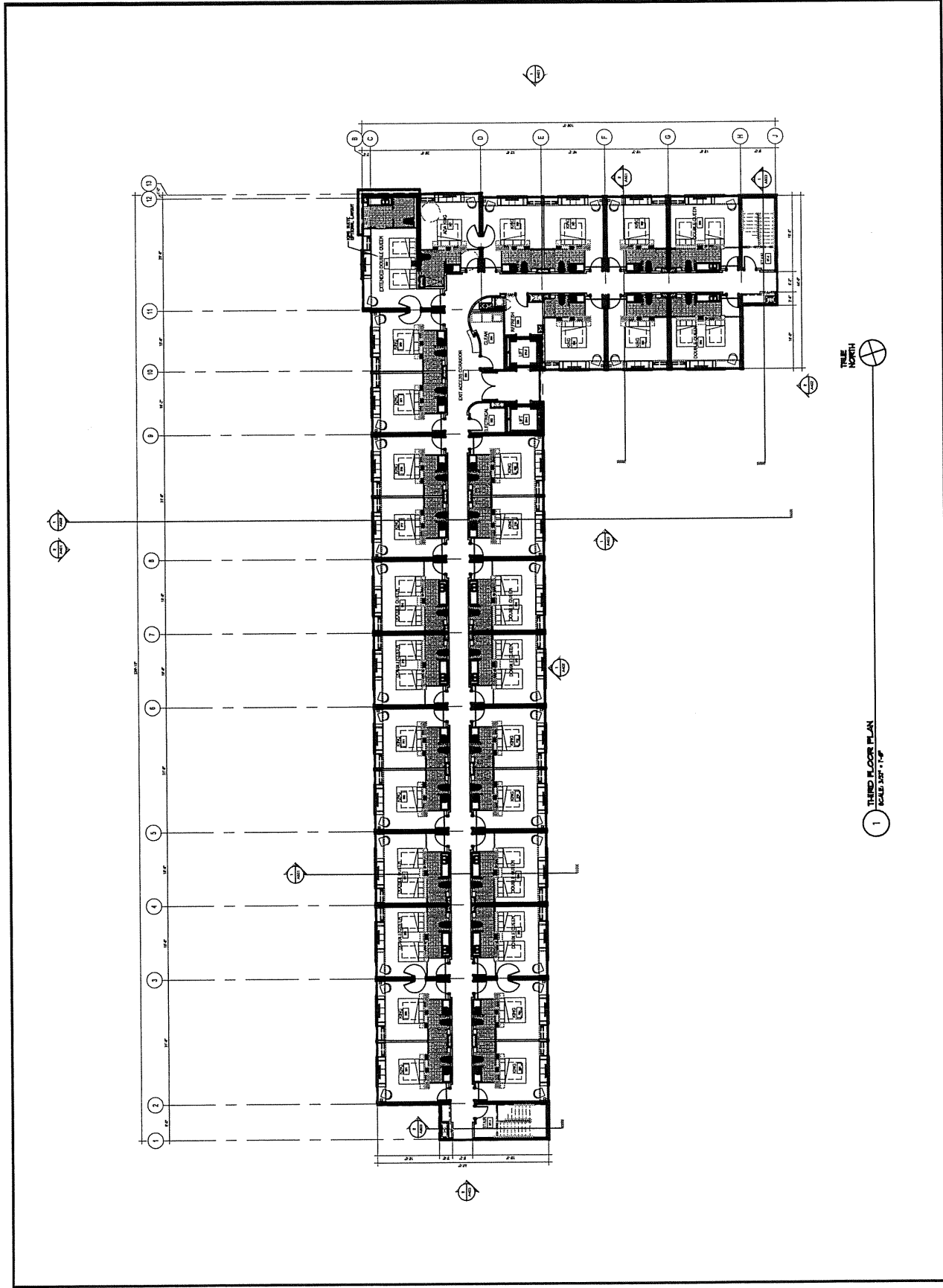
[illegible]

Plaza del Norte - lot 6 PAD

THIRD FLOOR PLAN

A103

1000



1
THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



ARCHITECT
RSP Architects
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel.: (310) 274-1000
Fax: (310) 274-2000
E: info@rsparchitects.com
W: www.rsparchitects.com

CIVIL ENGINEER
PARK ENGINEERS, LLC
1000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel.: (310) 274-1000
Fax: (310) 274-2000
E: info@parkengineers.com
W: www.parkengineers.com

LANDSCAPE ARCHITECT
2021 West Hollywood
Beverly Hills, CA 90210
Tel.: (310) 274-1000
Fax: (310) 274-2000
E: info@landscapearchitect.com
W: www.landscapearchitect.com

ELECTRICAL ENGINEER
DMB Electrical Engineering
1000 Wilshire Blvd., Suite 111
Beverly Hills, CA 90210
Tel.: (310) 274-1000
Fax: (310) 274-2000
E: info@dmbelectrical.com
W: www.dmb-electrical.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Product For
Triyar Hospitality Tempe, LLC
Contact: Bob Agapi
T : 602.748.9888
F : 602.748.9889
E : bogapi@triyar.com
2800 N. 44th Street
Suite #150
Phoenix, AZ 85008

Prefect Address
LOT 6 OF PLAYA DEL NORTE
951 E. Playa del Norte Drive
TIAJIDE AZ 85281

Project No. 1878-00-200

Drawn by JWH/DJC

Checked By JM/SL

Date 4-24-07

NOTE: The designs shown are described herein including all material, methods, apparatus, and means thereof, are proprietary and cannot be copied, duplicated, or otherwise reproduced, in whole or in part, without written permission from the inventor.

[illegible]

© Copyright 1999 Autodesk, Inc. All rights reserved.

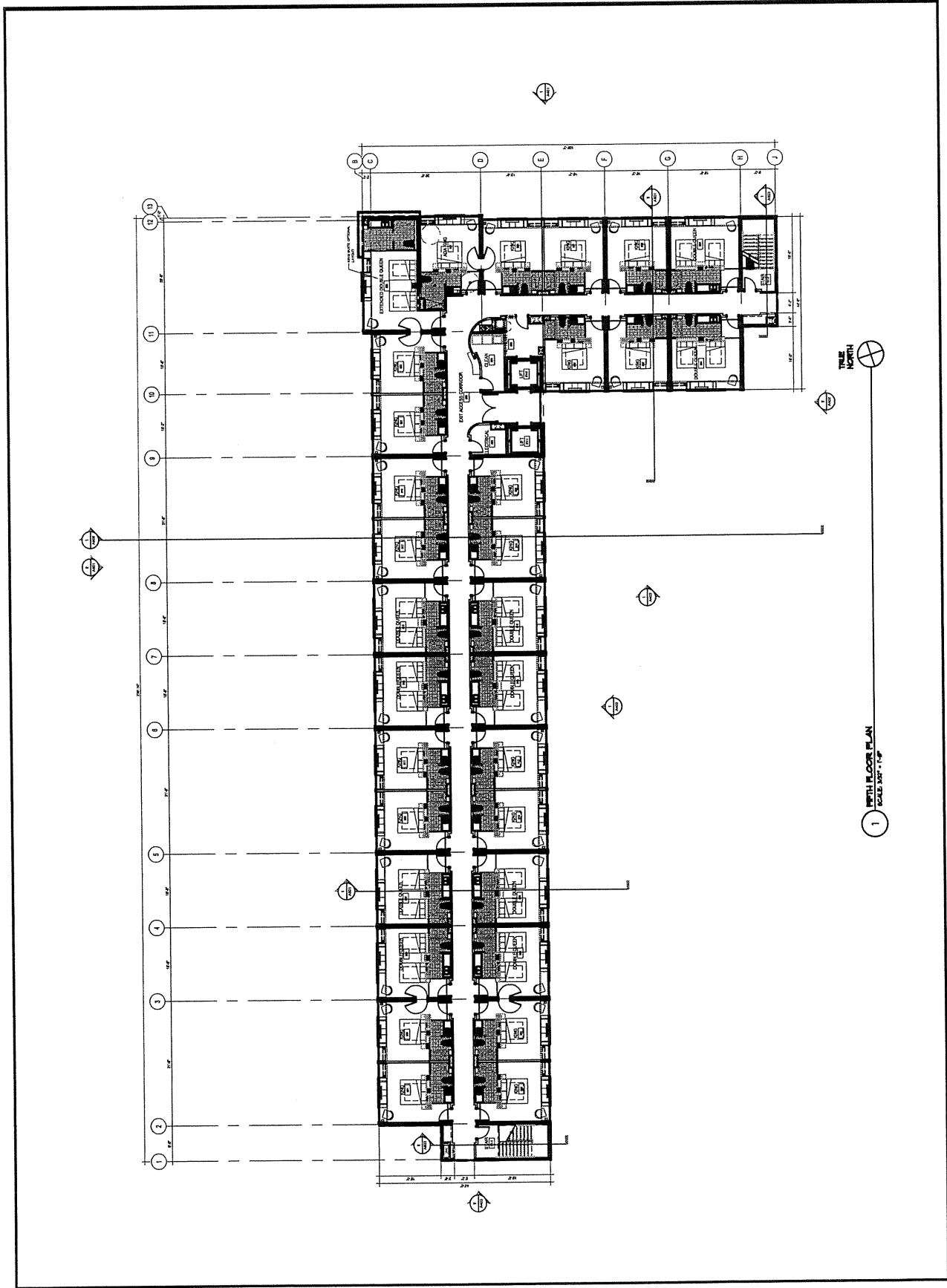
[illegible]

Playa del Norte - Lot 6 PAD

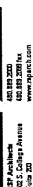
FIFTH FLOOR PLAN

A105

APR 25 2007



N



ARCHITECT
BBP Architects
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
T: 310.274.1000
F: 310.274.1001
E: info@bbparchitects.com
WWW.BBPARCHITECTS.COM

ARCHITECT
CWJ Architecture, LLC
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
T: 310.274.1000
F: 310.274.1001
E: info@cwjarchitecture.com
WWW.CWJARCHITECTURE.COM

LANDSCAPE ARCHITECT
Green Studio
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
T: 310.274.1000
F: 310.274.1001
E: info@greenstudio.com
WWW.GREENSTUDIO.COM

ELECTRICAL ENGINEER
Electrical Engineering Group
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
T: 310.274.1000
F: 310.274.1001
E: info@electricalengineeringgroup.com
WWW.ELECTRICALENGINEERINGGROUP.COM

Downloaded from

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona.

Project For
Triyar Hospitality Tempe, LLC
Contact: Bob Agnelli
2900 N. 44th Street
Tempe, AZ 85281
Suite #150
T : 602.748.8868
F : 602.748.8868
E : bob@triyar.com
W : www.triyar.com

Project Address
LOT 6 OF PLAYA DEL NORTE
951 E. Playa del Norte Drive
Phoenix, AZ 85008
F : 602.728.1883
E : bagajali@wyse.com

TEMPE, AZ 85281

Project No. 1878.00.200

Drawn By JWH/DJC

Date 4-24-07

[illegible]

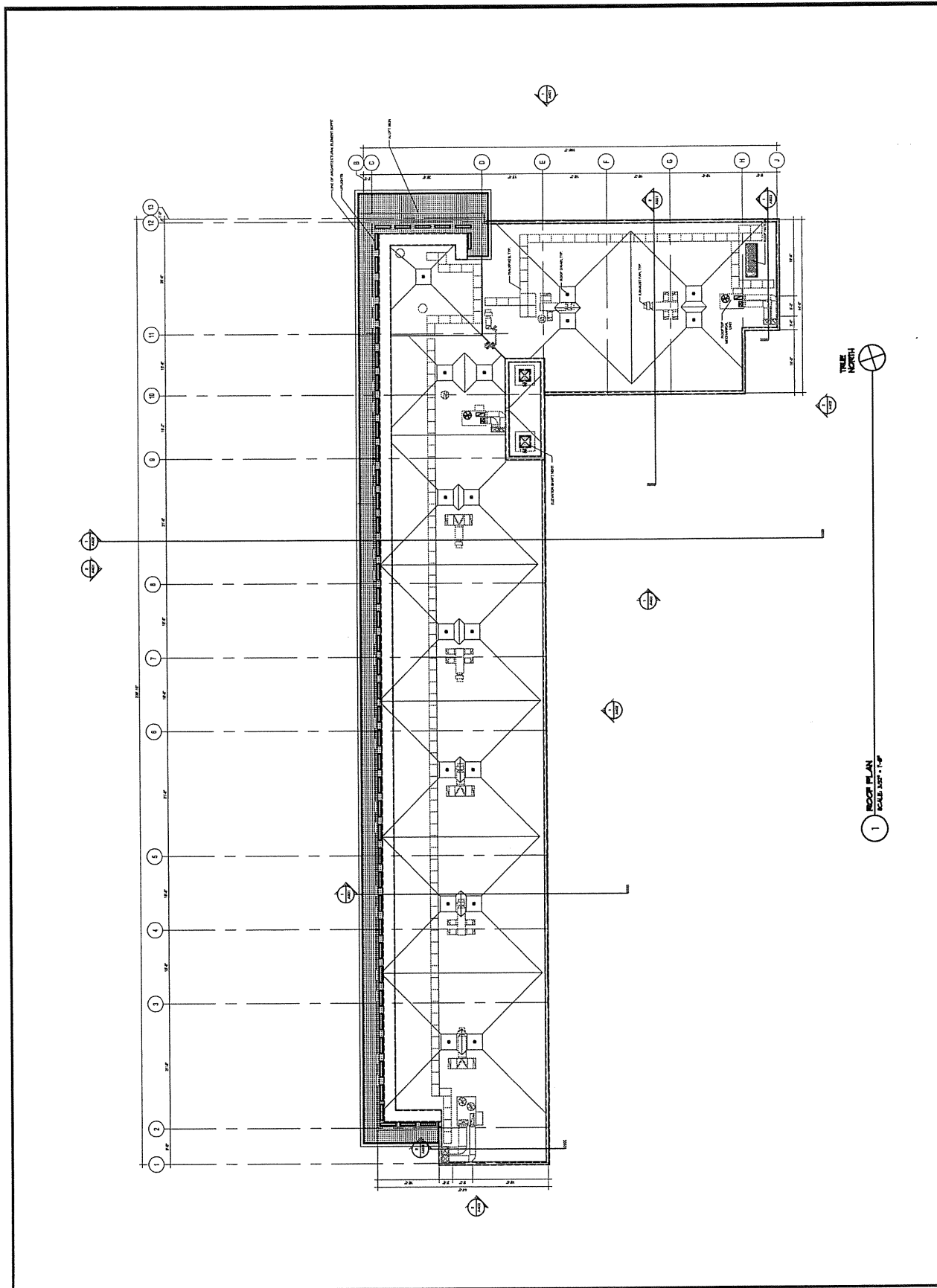
Copyright © 2011 Apple Inc. All rights reserved.

[illegible]

Mark	Date	Description
		Playa del Norte - Int 6 PAQ

BOONE PI AN

A106



APR 25 2007

EXTERIOR FINISH SCHEDULE

GENERAL NOTE: The following products & finishes are the basis of design for the standard prototype. Alternate products that meet the same performance and aesthetic requirements of the products listed below are subject to review & approval by Starwood prior to use.

ID TAG	MATERIAL	TYPE	LOCATION	SIZE	ITEM DESCRIPTION	VENDOR
④	EIFS	EF-101	ENTIRE PROJECT	1-1/2" SYSTEM	DRYVIT COLOR: LYMESTONE FMR BRIGHT WHITE NAT. ACCT. #; ALOF-01-1353	DRYVIT / CONTACT: ED WEST (770) 591-6295
④	EIFS	EF-102	ROOF FEATURE ACCENT WALL	1" SYSTEM	CUSTOM COLOR: PANTONE MATCHING SYSTEM BLUE #2905, NAT. ACCT. #; ALOF-01-1353	DRYVIT / CONTACT: ED WEST (770) 591-6295
④	NOT USED					
④	NOT USED					
④	WOOD PANEL	WP-101	FRONT ENTRY / POOL ENTRY	8'0" x 2'2" PANELS	PRODEMA Bag+ EXTERIOR CLADDING COLOR: RUSTIC	ARTEXTURE + / CONTACT: JOSEPH DEL BROCCO (312) 265-8400
④	METAL PANEL SYSTEM	MP-101	AS NOTED ON DRAWINGS	VARIES	ALPOLIC PANEL SYSTEM COLOR: "HONDA GRAY"	ALPOLIC / CONTACT: www.alpolic-usa.com
④	METAL WINDOWS	MW-101	ENTIRE PROJECT	VARIES	ALUMINUM STOREFRONT SYSTEM FINISH: CLEAR ANODIZED	YKK / CONTACT: MIKE GILBER (404) 629-3810
④	METAL WINDOW ACCENT	MA-101	BLUE ACCENT / 16ga. PANEL w/ ADHESIVE	VARIES	PANTONE MATCHING SYSTEM COLOR 2925 (BLUE)	BY GC
④	METAL WINDOW ACCENT	MA-102	YELLOW ACCENT / 16ga. PANEL w/ ADHESIVE	VARIES	PANTONE MATCHING SYSTEM COLOR 584 (YELLOW)	BY GC
④	ALUMINUM LOUVER	WL-101	AS NOTED ON MEP	VARIES	RUSKIN ELF81930 STATIONARY LOUVER 4" DEEP, 30° BLADE, CLEAR ANODIZE	RUSKIN / CONTACT: www.ruskin.com

FINISH MATERIAL LEGEND

SPANDREL GLASS



VISION GLASS



METAL PANEL SYSTEM



PRODEMA



COLORLED METAL ACCENT PANELS



1 1/2" EIFS - COLOR 1



1 1/2" EIFS - COLOR 2

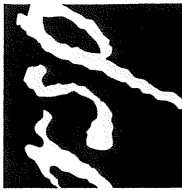


ALUM. LOUVER IN (WINDOW SYSTEM)



COLD-CATHODE LIGHT STRIPS





1000 1st Street, Suite 200
St. Petersburg, FL 33701
www.traytempe.com
Phone: (813) 882-1000
Fax: (813) 882-1001

ARCHITECT
TRAY TEMPE LLC
1000 1st Street, Suite 200
St. Petersburg, FL 33701
Phone: (813) 882-1000
Fax: (813) 882-1001
www.traytempe.com

CIVIL ENGINEER
TRAY TEMPE LLC
1000 1st Street, Suite 200
St. Petersburg, FL 33701
Phone: (813) 882-1000
Fax: (813) 882-1001
www.traytempe.com

LANDSCAPE ARCHITECT
TRAY TEMPE LLC
1000 1st Street, Suite 200
St. Petersburg, FL 33701
Phone: (813) 882-1000
Fax: (813) 882-1001
www.traytempe.com

MECHANICAL ENGINEER
TRAY TEMPE LLC
1000 1st Street, Suite 200
St. Petersburg, FL 33701
Phone: (813) 882-1000
Fax: (813) 882-1001
www.traytempe.com

ELECTRICAL ENGINEER
TRAY TEMPE LLC
1000 1st Street, Suite 200
St. Petersburg, FL 33701
Phone: (813) 882-1000
Fax: (813) 882-1001
www.traytempe.com

PLUMBING ENGINEER
TRAY TEMPE LLC
1000 1st Street, Suite 200
St. Petersburg, FL 33701
Phone: (813) 882-1000
Fax: (813) 882-1001
www.traytempe.com

Tray Hospitality Tempe, LLC
1000 1st Street, Suite 200
St. Petersburg, FL 33701
Phone: (813) 882-1000
Fax: (813) 882-1001
www.traytempe.com

Project Name: Playa del Norte - Lot 6 PAD
Project Address: 1000 1st Street, Suite 200
St. Petersburg, FL 33701
Project No.: 1778.00.200
Client: JWH/JLC
Design By: JWH/JLC
Date: 4-24-07

GENERAL NOTES:

1. Verify all dimensions and locations of existing structures and utilities before construction.
2. All construction shall be in accordance with the latest editions of the Florida Building Code and the Florida Electrical Code.
3. All materials and workmanship shall be in accordance with the specifications and standards of the Florida Building Code.
4. All construction shall be in accordance with the specifications and standards of the Florida Electrical Code.
5. All construction shall be in accordance with the specifications and standards of the Florida Plumbing Code.
6. All construction shall be in accordance with the specifications and standards of the Florida Mechanical Code.
7. All construction shall be in accordance with the specifications and standards of the Florida Fire Code.
8. All construction shall be in accordance with the specifications and standards of the Florida Health Code.
9. All construction shall be in accordance with the specifications and standards of the Florida Environmental Code.
10. All construction shall be in accordance with the specifications and standards of the Florida Safety Code.

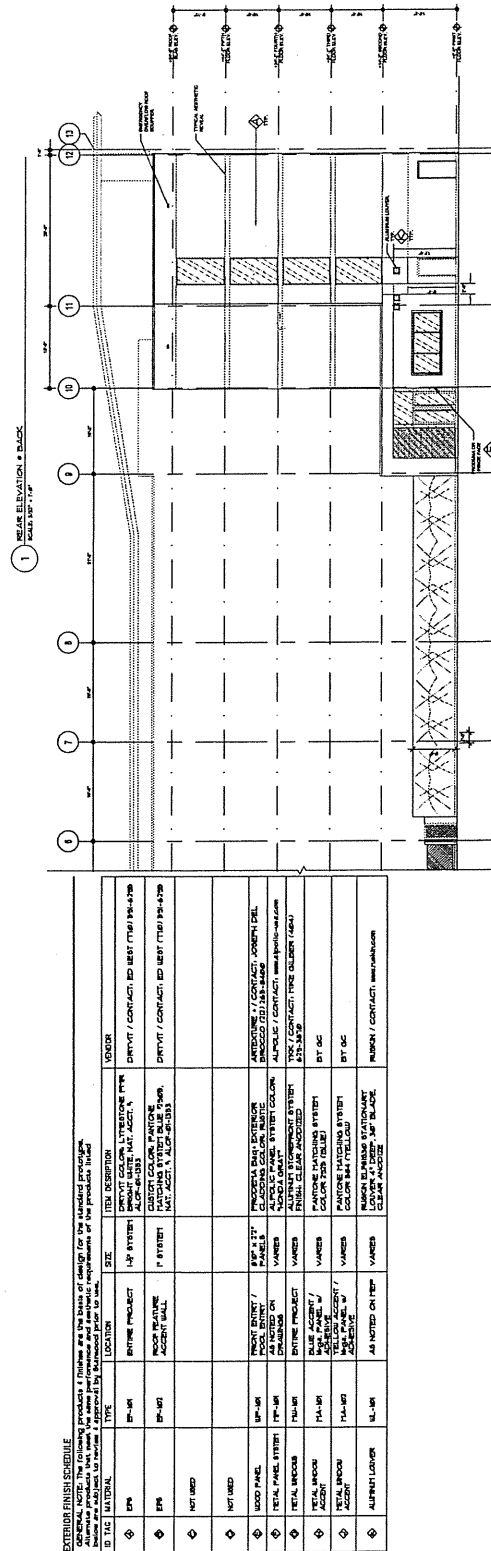
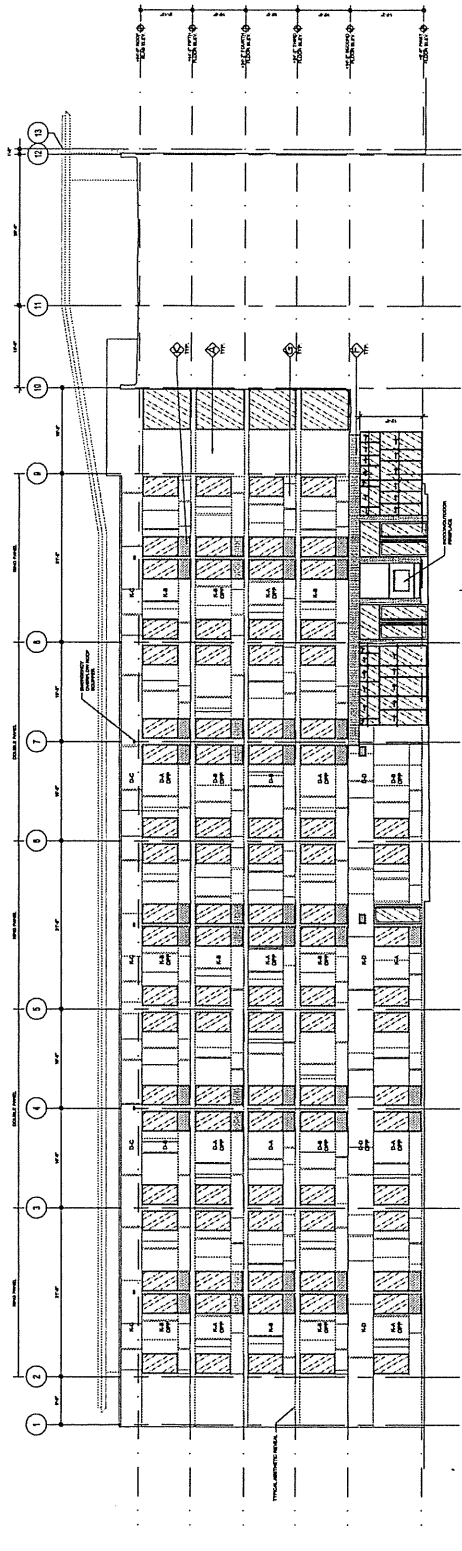
REVISIONS:

No.	Date	Description
1	4-24-07	Initial Design

Playa del Norte - Lot 6 PAD

BUILDING ELEVATIONS

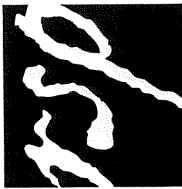
A402



EXTERIOR FINISH SCHEDULE

GENERAL NOTE: The following products & finishes are the basis of design for the standard provisions. All materials and finishes shall be in accordance with the specifications and standards of the Florida Building Code.

ID	TYPE	LOCATION	FINISH	NOTES
1	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON
2	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON
3	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON
4	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON
5	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON
6	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON
7	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON
8	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON
9	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON
10	WOOD PANEL	ENTIRE PROJECT	WOOD PANEL, 1/2" THICK, 4" x 8" (S4S)	AS NOTED ON



Architect
TSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.tsparch.com

Engineer
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Structural Engineer
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Electrical Engineer
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Mechanical Engineer
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Plumbing Engineer
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Fire Protection Engineer
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Energy Consultant
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Interior Designer
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Exterior Designer
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Landscaping Architect
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Construction Manager
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

General Contractor
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

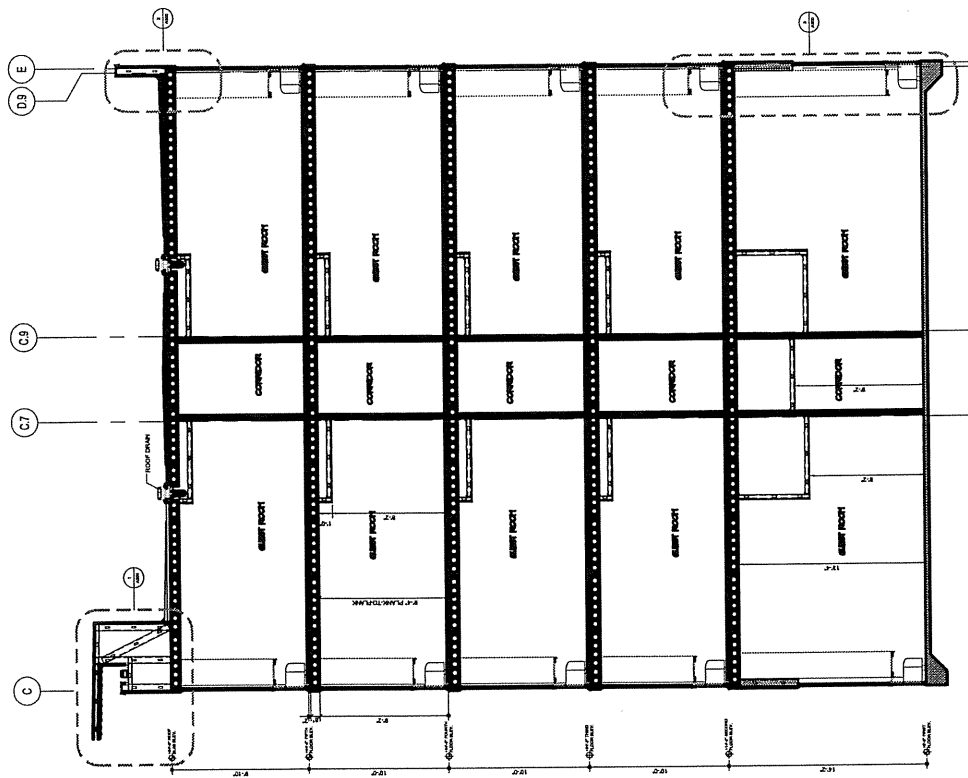
Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com

Architectural Firm
RSP Architects
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.rsparch.com



1 TYPICAL BUILDING SECTION
SCALE 1/4" = 1'-0"

BUILDING SECTION

A501

Playa del Norte - Lot 6 PAD

This drawing is for informational purposes only and is not to be used for construction. It is the responsibility of the user to verify the accuracy of the information provided in this drawing.

Trayer Hospitality Tampa, LLC
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.trayerhospitality.com

Project Address
3000 N. 4th Street
Suite 203
Tampa, FL 33605
www.trayerhospitality.com

Project No.
1075.00.200

Drawn By
JWH/DJC

Checked By
JM/SL

Date
4-24-07

Scale
1/4" = 1'-0"

Notes
1. See Section A501 for details of the building section.

2. See Section A501 for details of the building section.

3. See Section A501 for details of the building section.

4. See Section A501 for details of the building section.

5. See Section A501 for details of the building section.

6. See Section A501 for details of the building section.

7. See Section A501 for details of the building section.

8. See Section A501 for details of the building section.

9. See Section A501 for details of the building section.

10. See Section A501 for details of the building section.

11. See Section A501 for details of the building section.

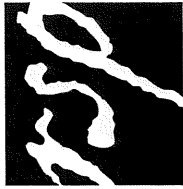
12. See Section A501 for details of the building section.

13. See Section A501 for details of the building section.

14. See Section A501 for details of the building section.

15. See Section A501 for details of the building section.

16. See Section A501 for details of the building section.



Architect
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Structural Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Electrical Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Mechanical Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Plumbing Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Fire Protection Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Landscaping Architect
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Interior Designer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Acoustic Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Energy Consultant
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Code Consultant
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Historic Preservation Consultant
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Transportation Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Water Resources Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Environmental Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Geotechnical Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Surveyor
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

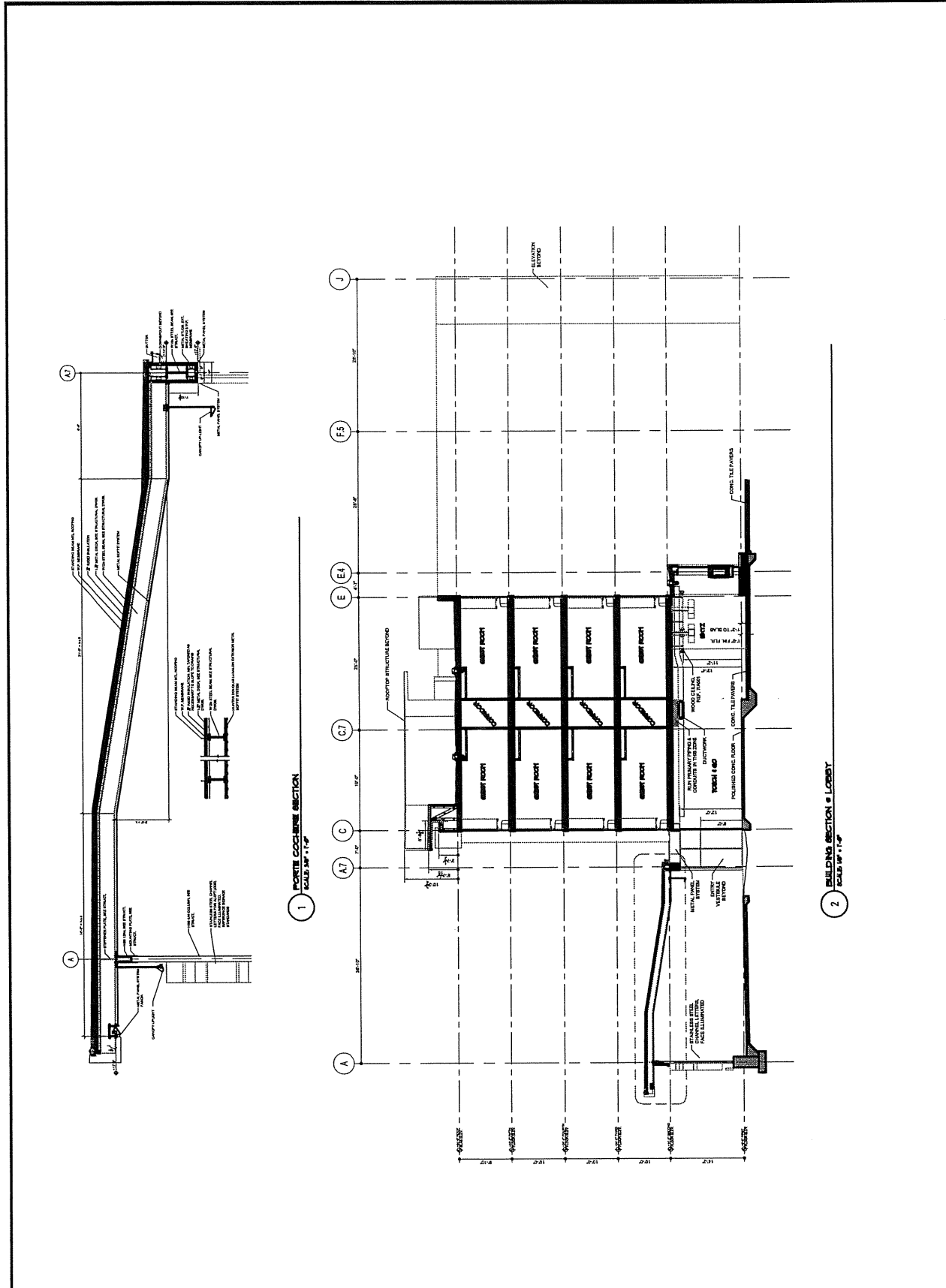
Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com

Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com





































Professional Engineer
J. C. Schmitt
1000 N. 4th Street
Tempe, AZ 85281
www.jcschmitt.com



PLAN KEY NOTES

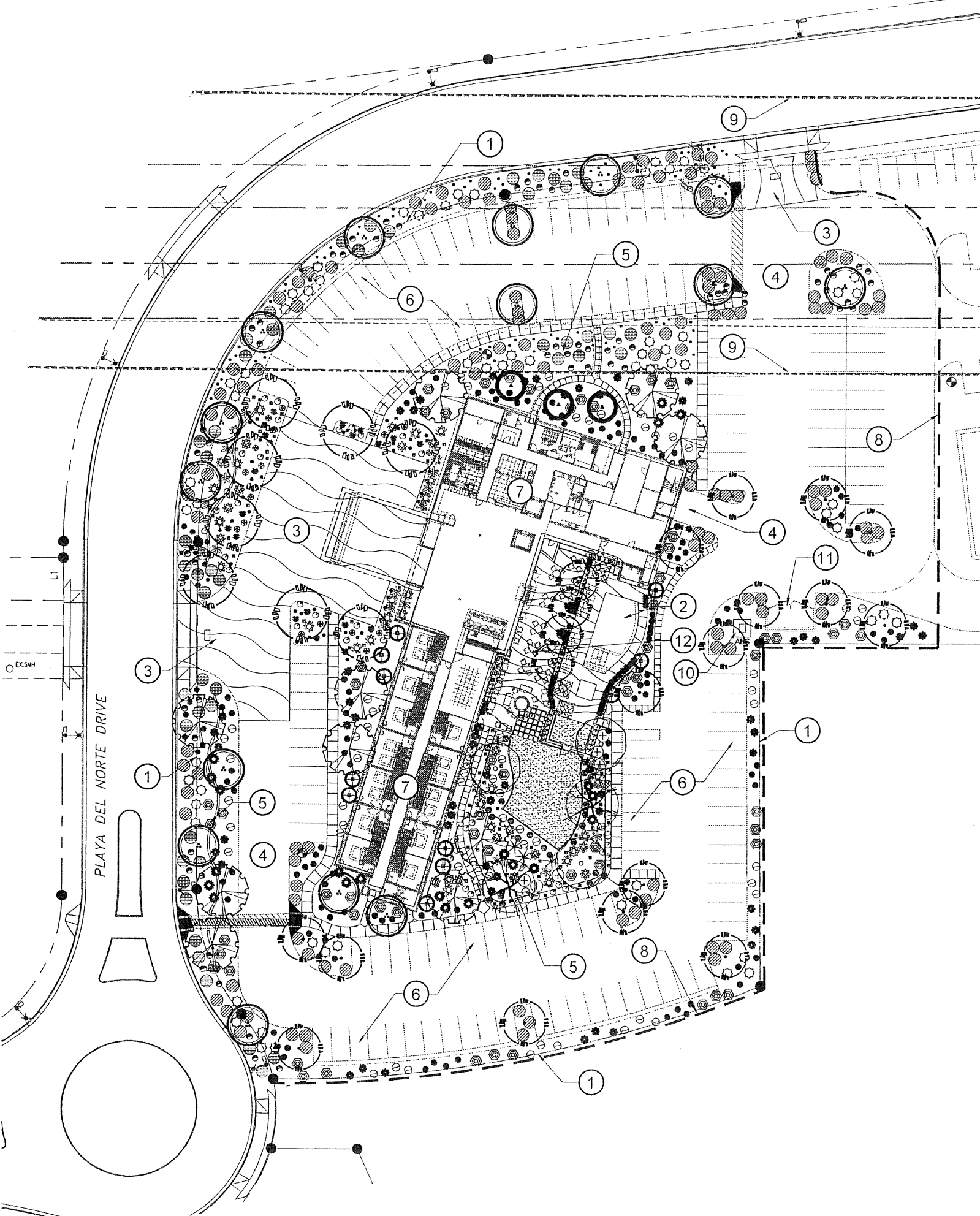
- ① PROPERTY LINE
- ② POOL AREA WITH 5'-0" BARRIER WITH SELF CLOSING GATES
- ③ ENHANCED PAVING AREA
- ④ ROAD / DRIVE / LOADING AREA
- ⑤ LANDSCAPE AREA
- ⑥ PARKING AREA
- ⑦ BUILDING FOOTPRINT
- ⑧ PROJECT DEMARCATION LINE
- ⑨ SRP TRANSMISSION LINE EASEMENT/RIGHT-OF-WAY LINE
- ⑩ UTILITY
- ⑪ TRASH ENCLOSURE AREA
- ⑫ OUTDOOR PATIO AREA

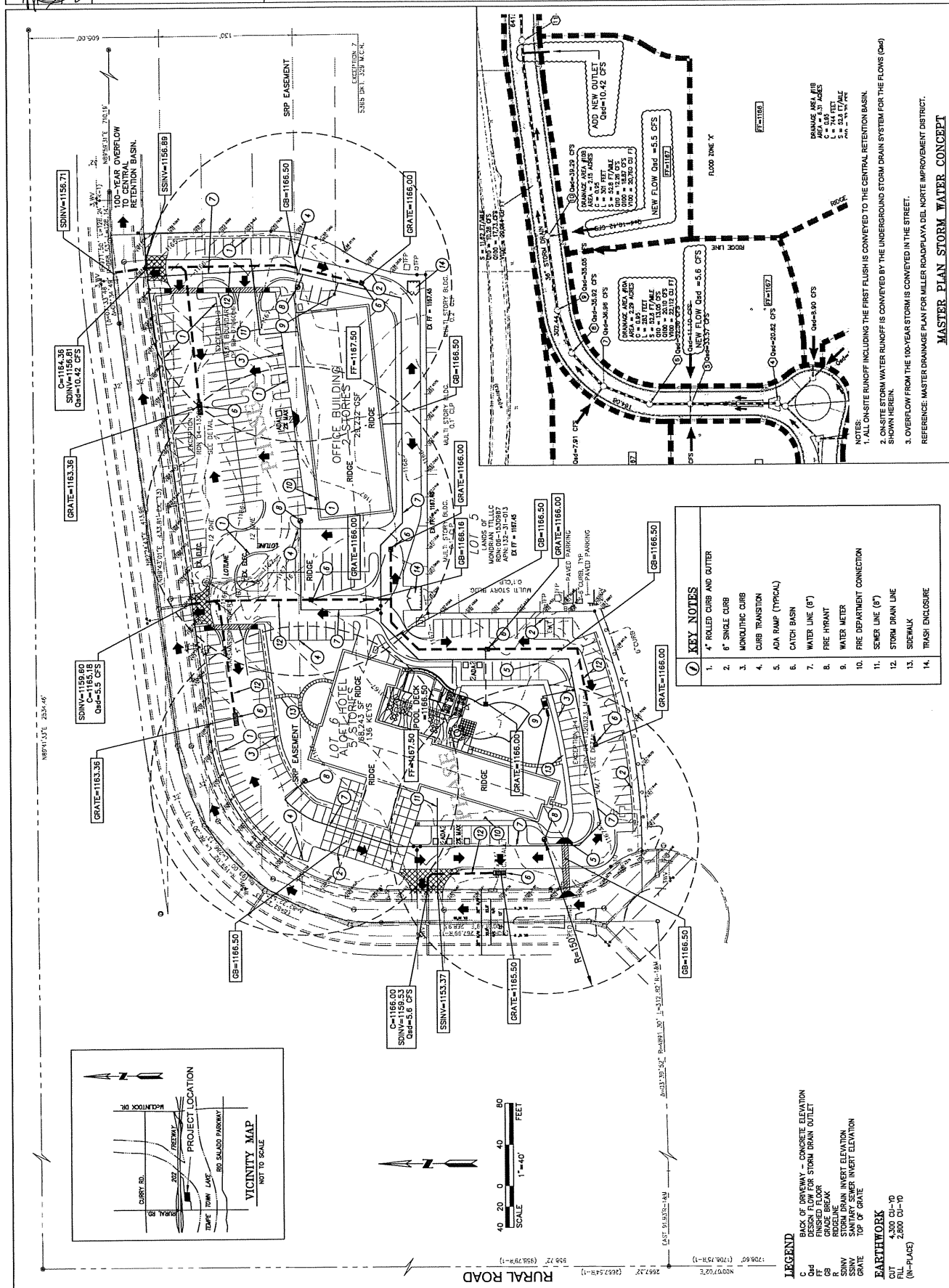
PLANT LEGEND

TREES	SIZE	NOTES	QTY
	Acacia farnesiana Desert Sweet Acacia Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2",2.5",3",3.5" Cal.	24" Box *ADWR	15
	Cercidium x Desert Museum Desert Museum Palo Verde Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2",2.5",3",3.5" Cal.	24" Box *ADWR	20
	Lysiloma microphylla Desert Fern Tree Caliper Size: 15,24,30,36 Box Sizes = .75",1.25",2",2.5" Cal.	24" Box *ADWR	3
	Olneya tesota Ironwood Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.25",1.5",2",2.5" Cal.	24" Box *ADWR	3
	Parkinsonia floridum Blue Palo Verde Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2",2.5",3",3.5" Cal.	24" Box *ADWR	2
	Parkinsonia praecox Palo Brea Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2",2.5",3",3.5" Cal.	24" Box *ADWR	8
	Prosopis glandulosa Honey Mesquite Caliper Size: 15,24,30,36,42,48 Box Sizes = .75",1.5",2",2.5",3",3.5" Cal.	24" Box *ADWR	10
SHRUBS	SIZE	NOTES	QTY
	Asclepias subulata Desert Milkweed	5 Gallon *ADWR	8
	Caesalpinia mexicana Mexican Bird of Paradise	5 Gallon *ADWR	11
	Calliandra x Sierra Star Sierra Star Red Fairy Duster	5 Gallon *ADWR	55
	Convolvulus cneorum Bush Morning Glory	5 Gallon *ADWR	60
	Encelia farinosa Brittlebush	5 Gallon *ADWR	63
	Eremophila maculata Valentine Valentine Bush	5 Gallon *ADWR	59
	Justicia spicigera Mexican Honeysuckle	5 Gallon *ADWR	66
	Leucophyllum la. Lynn's Legacy Lynn's Legacy	5 Gallon *ADWR	21
	Muhlenbergia capillaris Regal Mist Grass	5 Gallon *ADWR	112
	Penstemon eatonii Beard Tongue	1 Gallon *ADWR	33
	Penstemon superbus Coral Penstemon	1 Gallon *ADWR	35
	Simmondsia chinensis Jojoba	5 Gallon *ADWR	7
CACTI & SUCCULANTS	SIZE	NOTES	QTY
	Agave americana Century Plant	5 Gallon *ADWR	27
	Agave parryi Perry's Agave	5 Gallon *ADWR	14
	Echinocactus grusonii Golden Barrel Cactus	5 Gallon *ADWR	17
	Fouquieria splendens Ocotillo	6 Ft. Tall Min. 6-8 Canes *ADWR	4
	Hesperaloe parviflora Red Yucca	5 Gallon *ADWR	84
	Opuntia ficus-indica Indian Fig	5 Gallon *ADWR	17
	Opuntia robusta Silver Dollar Prickly Pear	5 Gallon *ADWR	3
	Pachycereus marginatus Mexican Fencepost Cactus	15 Gallon *ADWR	2
	Pedilanthus macrocarpus Slipper Flower	5 Gallon *ADWR	61
	Yucca rostrata Beaked Yucca	15 Gallon *ADWR	16
GROUNDCOVERS	SIZE	NOTES	QTY
	Baileya multiradiata Desert Marigold	1 Gallon *ADWR	28
	Lantana montevidensis Purple Trailing Lantana	1 Gallon *ADWR	124
	Lantana montevidensis Yellow Trailing Lantana	1 Gallon *ADWR	52
	Zauschneria californica Hummingbird Trumpet	1 Gallon *ADWR	24
	Zinnia acerosa Desert Zinnia	1 Gallon *ADWR	73
LANDSCAPE MATERIALS			QTY
	Midiron® Bermuda Turf Sod		1,725 s.f.
	Decomposed Granite. 1/2" minus "Desert Gold" 2" deep in all non-turf planting areas. 1" deep in dust control areas.		see plan

IRRIGATION

* THIS PROJECT WILL BE IRRIGATED USING A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WITH A PROGRAMMABLE IRRIGATION CONTROLLER AND DRIP IRRIGATION WATERING ARID PLANT MATERIAL.





MASTER PLAN STORM WATER CONCEPT

NOTES:

1. ON-SITE RUNOFF INCLUDING THE FIRST FLUSH IS CONVEYED TO THE CENTRAL RETENTION BASIN.
2. ON-SITE STORM WATER RUNOFF IS CONVEYED BY THE UNDERGROUND STORM DRAIN SYSTEM FOR THE FLOWS (Q₂) SHOWN HEREIN.
3. OVERFLOW FROM THE 100-YEAR STORM IS CONVEYED IN THE STREET.

REFERENCE: MASTER DRAINAGE PLAN FOR MILLER ROAD/PLAYA DEL NORTE IMPROVEMENT DISTRICT.

LEGEND	BACK OF DRIVEWAY - CONCRETE ELEVATION
ad	DESIGN FLOW FOR STORM DRAIN OUTLET
F	FINISHED FLOOR
B	GRADE BREAK
BN	RIDGELINE
DN	STORM DRAIN INVERT ELEVATION
SN	SANITARY SEWER INVERT ELEVATION
SH	TOP OF GRADE
PIPEWORK	
IT	4,300 CU-YD
L	2,600 CU-YD
(F-PLACE)	



RSP Architects
1800 333 2200
1800 333 2200
www.rsparchitects.com

Consultants

RSP Architects

1800 333 2200
1800 333 2200
www.rsparchitects.com

Civil Engineer

Civil Resources, LLC
1800 333 2200
1800 333 2200
www.civilresources.com

Landscaping Architect

Landscaping Architect
1800 333 2200
1800 333 2200
www.landscapingarchitect.com

Electrical Engineer

Electrical Engineer
1800 333 2200
1800 333 2200
www.electricalengineer.com

Structural Engineer

Structural Engineer
1800 333 2200
1800 333 2200
www.structuralengineer.com

Architectural

1800 333 2200
1800 333 2200
www.rsparchitects.com

Project Manager

Project Manager
1800 333 2200
1800 333 2200
www.projectmanager.com

Construction Manager

Construction Manager
1800 333 2200
1800 333 2200
www.constructionmanager.com

Interior Designer

Interior Designer
1800 333 2200
1800 333 2200
www.interiordesigner.com

Acoustic Engineer

Acoustic Engineer
1800 333 2200
1800 333 2200
www.acousticengineer.com

Energy Auditor

Energy Auditor
1800 333 2200
1800 333 2200
www.energyauditor.com

Environmental Engineer

Environmental Engineer
1800 333 2200
1800 333 2200
www.environmentalengineer.com

Fire Engineer

Fire Engineer
1800 333 2200
1800 333 2200
www.fireengineer.com

Healthcare Engineer

Healthcare Engineer
1800 333 2200
1800 333 2200
www.healthcareengineer.com

Site Plan

Site Plan
1800 333 2200
1800 333 2200
www.siteplan.com

Playa del Norte - Lot 6 PAD

APR 2 5 2007

RENDERINGS

A404





10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.rsparchitect.com

ARCHITECT
RSP Architects

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.rsparchitect.com

ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

LANDSCAPE ARCHITECT
Landscape Architects

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.landscapearchitects.com

STRUCTURAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

MECHANICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

ELECTRICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

PLUMBING ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

HVAC ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

MECHANICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

ELECTRICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

PLUMBING ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

HVAC ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

MECHANICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

ELECTRICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

PLUMBING ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

HVAC ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

MECHANICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

ELECTRICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

PLUMBING ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

HVAC ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

MECHANICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

ELECTRICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

PLUMBING ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

HVAC ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

MECHANICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

ELECTRICAL ENGINEER
COWI ENGINEERS, LLC

10000 N. 10th Ave.
Suite 100
Phoenix, AZ 85020
www.cowi.com

